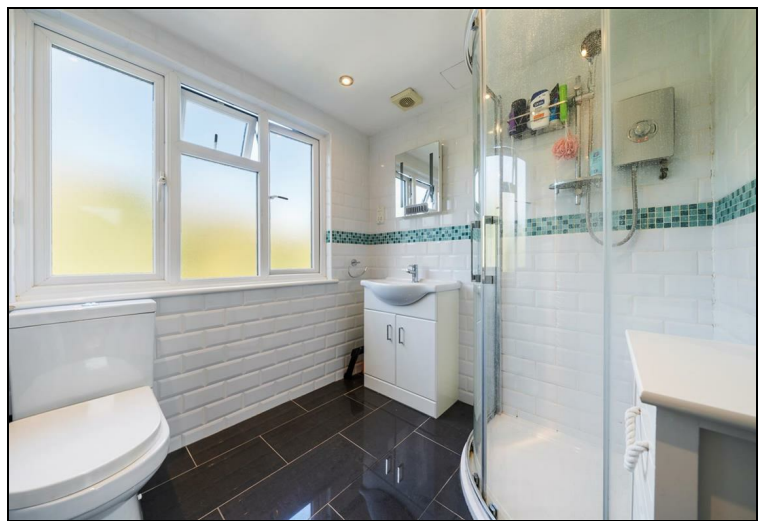


## Abbott Avenue Raynes Park, SW20 8SQ

£999,950 Freehold



This well presented, five bedroom, two bathroom, family home is located on a popular tree lined road close to Wimbledon Chase, easy access from the Station & within the admissions priority area for Wimbledon Chase Primary school. Internally there is a good sized reception room, spacious kitchen/diner/family room with bi fold doors leading to the well maintained rear garden with wooden planters. To the first and second floor are five bedrooms and two bathrooms.



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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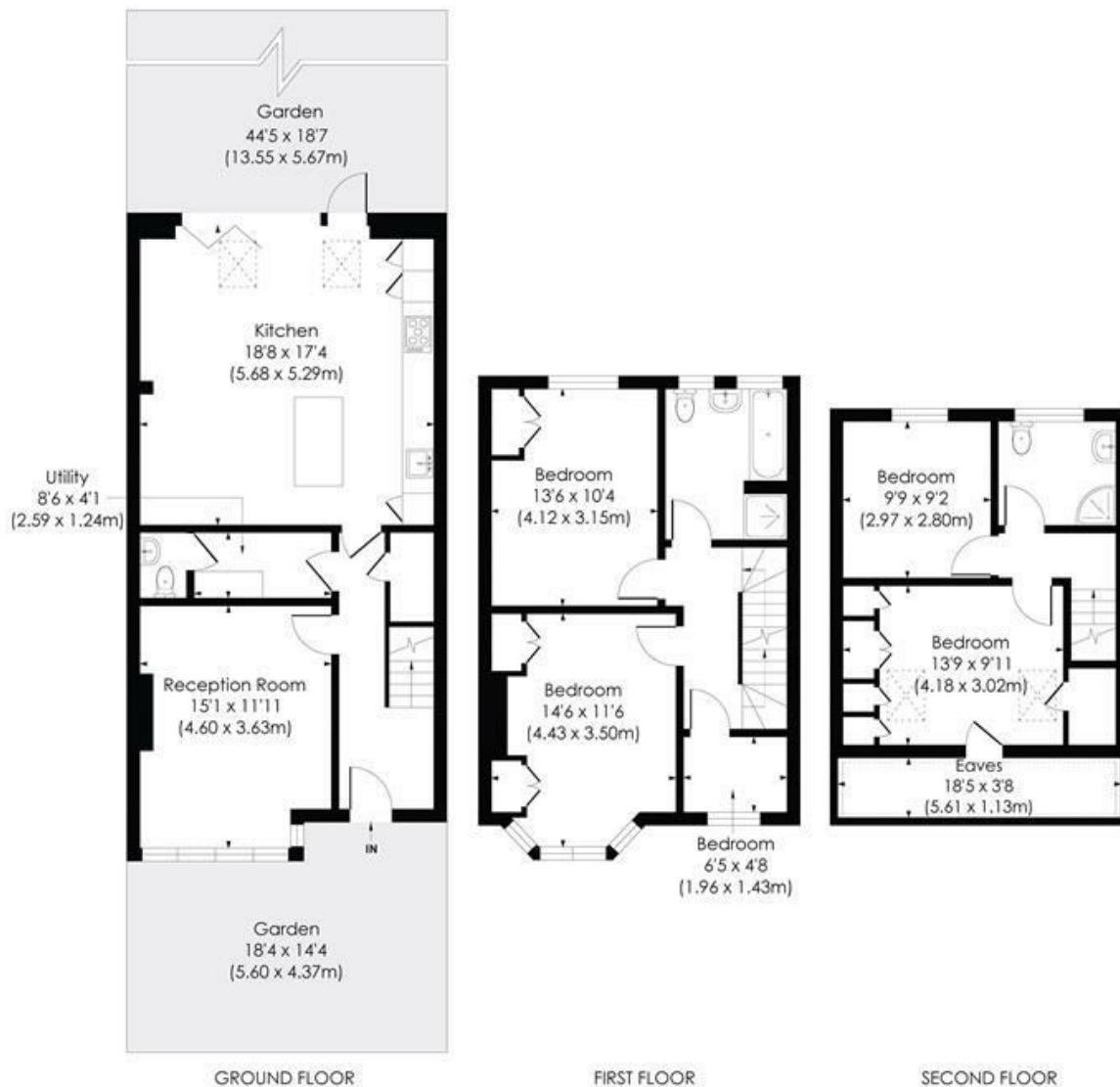


## ABBOTT AVENUE, SW20

Approx. Gross Internal Floor Area

**1613 Sq. ft/149.82 Sq. m (Including reduced height)**

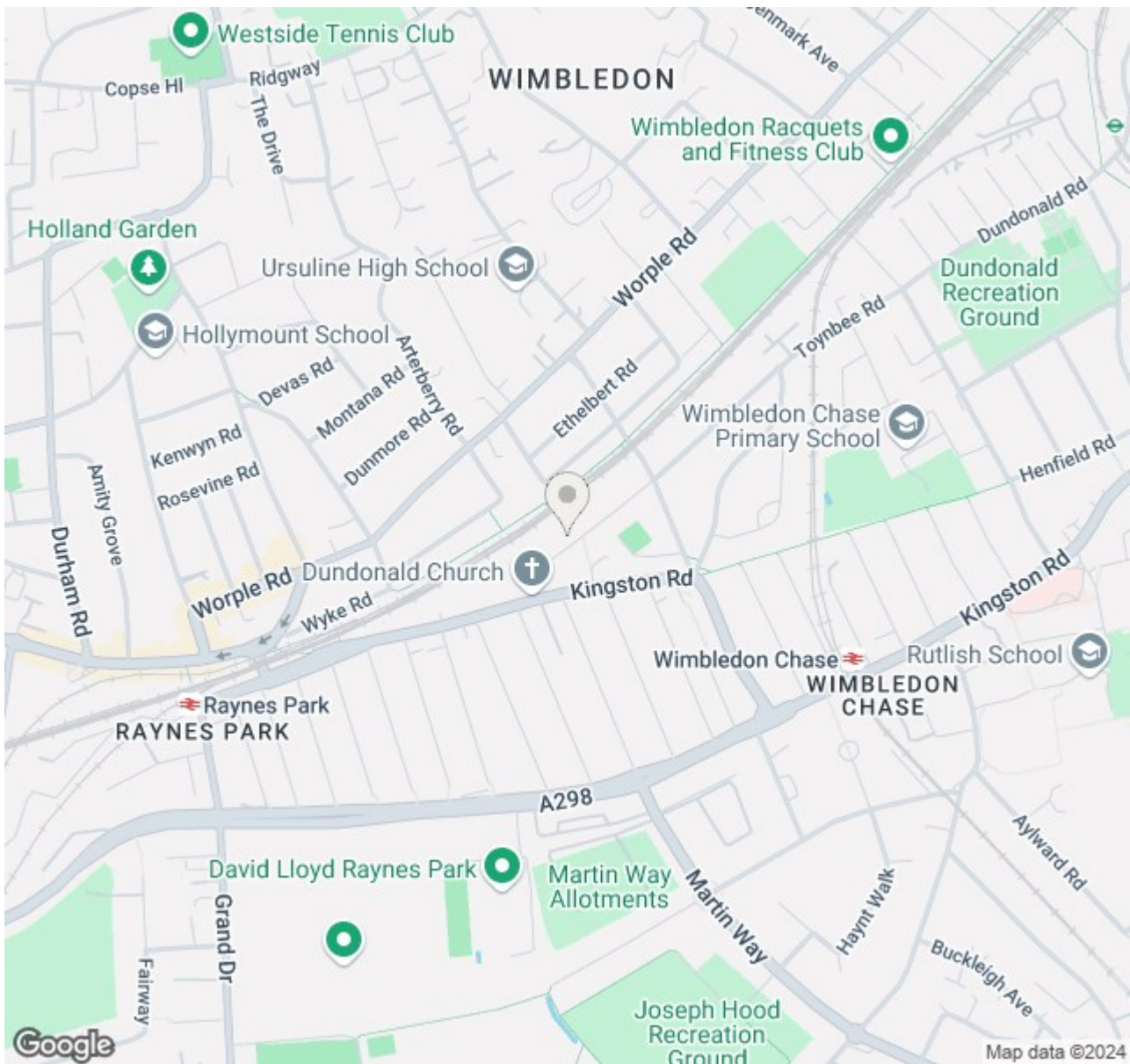
**1544 Sq. ft/143.48 Sq. m (Excluding reduced height)**




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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Five Bedrooms
- Two Bathrooms
- Fully Extended
- Well Presented
- Generous Rear Garden
- Ground Floor WC
- Easy Access To Wimbledon & Raynes Park
- Wimbledon Chase Primary School A.P.A
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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