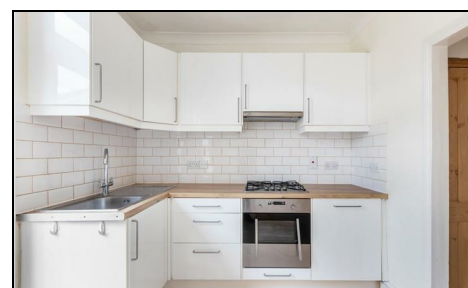


**Edna Road
Raynes Park, SW20 8BT**

£725,000 Freehold



NO ONWARD CHAIN - This attractive **TWO DOUBLE BEDROOM**, brick fronted Edwardian Apostle house (circa 1904) has an impressive 85 ft. garden and is perfectly located only 0.4 Miles to Raynes Park High street and Station. An excellent first/second time or downsize purchase. Exceptional potential to extend to the loft and rear subject to planning permission, modern open plan kitchen/dining room, separate front reception room and a modern bathroom.

Edna Road, SW20

Approximate Gross Internal Area

67.4 sq m / 726 sq ft

Store = 1.1 sq m / 12 sq ft

Total = 68.5 sq m / 737 sq ft



This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Two Double Bedroom (737 sqft)
- Brick Fronted Edwardian Apostle House (Circa 1904)
- Excellent Potential To Extend S.T.P.P
- Superb 85ft Rear Garden (larger than average)
- Only 0.4 Miles to Raynes Park Station and High Street
- Modern Open Plan Kitchen/Dining Room
- No Onward Chain
- Modern Bathroom
- EPC - D
- Council Tax - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	67	73
EU Directive 2002/91/EC		

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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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