

**Clifton Park Avenue
Raynes Park, SW20 8BD**

£685,000 Freehold

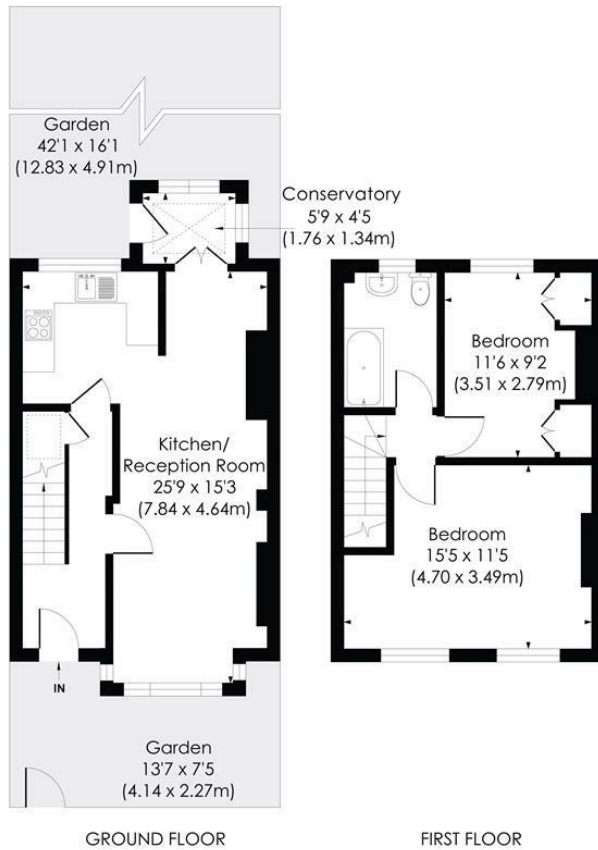


This lovely TWO DOUBLE BEDROOM, un-extended, Edwardian, end of terrace "Apostle" house is beautifully presented throughout and has excellent potential to extend to the loft and rear s.t.p.p. Located on a popular cul de sac only 0.1 Mile to Raynes Park High Street and Station. Offered to the market with no onward chain.

CLIFTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

765 Sq. ft/71.07 Sq. m



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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.

- Two Double Bedroom - End of Terrace
- Edwardian "Apostle" House
- 0.1 Mile to Raynes Park Station and High Street
- Potential To Extend To Loft And The Rear S.T.P.P
- No Onward Chain - Well Presented Throughout
- Open Plan Kitchen/Dining/Reception Room
- Modern Kitchen and Bathroom
- 42'ft Rear Garden
- Council Tax Band - D
- EPC Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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