

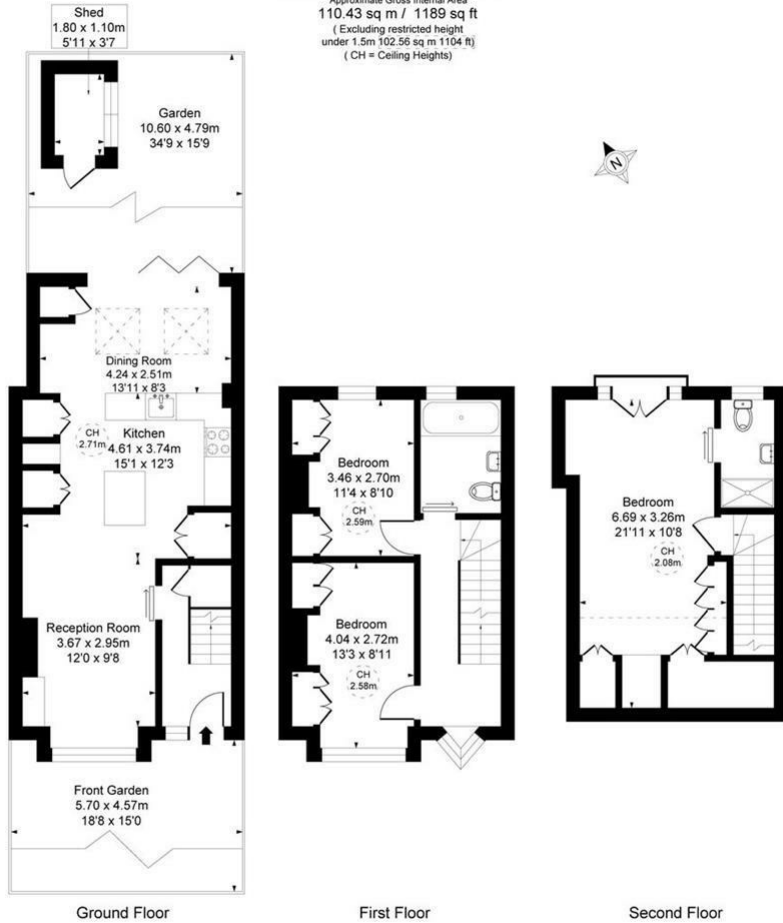
## Carlton Park Avenue Raynes Park, SW20 8BL

£999,950 Freehold



This beautifully finished **THREE DOUBLE BEDROOM, TWO BATHROOM** Apostle house is ideally positioned in the middle of Carlton Park Avenue only 0.3 Miles to Raynes Park High Street and Station. With a stunning open plan ground floor incorporating a fitted kitchen with a range of quality appliances, kitchen island, granite work surfaces, electronic Velux windows/ blinds and wood flooring. There are bifolding doors to the rear with inset blinds that lead on to the beautifully landscaped garden. To the first floor there are two double bedrooms and a fantastic family bathroom. To the top floor is a exceptionally well designed and spacious master bedroom, with built in storage and dressing table, Juliet balcony and beautiful en suite shower.

Carlton Park Avenue Raynes Park SW20  
 Approximate Gross Internal Area  
 110.43 sq m / 1189 sq ft  
 (Excluding restricted height  
 under 1.5m 102.56 sq m 1104 ft)  
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Three Double Bedroom
- Two Bathrooms
- Landscaped Garden
- Handmade Kitchen
- Granite Work Surfaces
- Solid Wood Floors
- Open Plan Ground Floor
- Close to High Street & Station
- EPC Rating - C
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-94) B			
(69-80) C		74	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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