

**Sydney Road
Raynes Park, SW20 8EG**

£725,000 Freehold



This superb THREE BEDROOM 1950's Mid Terrace "Apostle" House with impressive 53'10 ft South West facing garden is perfectly located within the Admissions priority area for Wimbledon Chase Primary School and within easy access to both Raynes Park and Wimbledon Chase Stations. There is a fantastic separate reception room, a spacious modern kitchen, downstairs W.C, utility area and additional storage room/gym. On the first floor are three bedrooms and a modern family bathroom. Potential to extend to the rear S.T.P.P.

Sydney Road Raynes Park, SW20
 Approximate Gross Internal Area
 89.3 sq m / 961 sq 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.



- 961 sqft - Three Bedroom
- 1950's Mid Terrace Apostle House
- Wimbledon Chase Primary School A.P.A
- Close To Raynes Park And Wimbledon Chase Station
- Potential To Extend S.T.P.P
- 53'10 ft South West Facing Garden
- Spacious Separate Kitchen
- Modern Kitchen And Bathroom
- EPC - TBC
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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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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