

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

O.N.O £650,000 Freehold

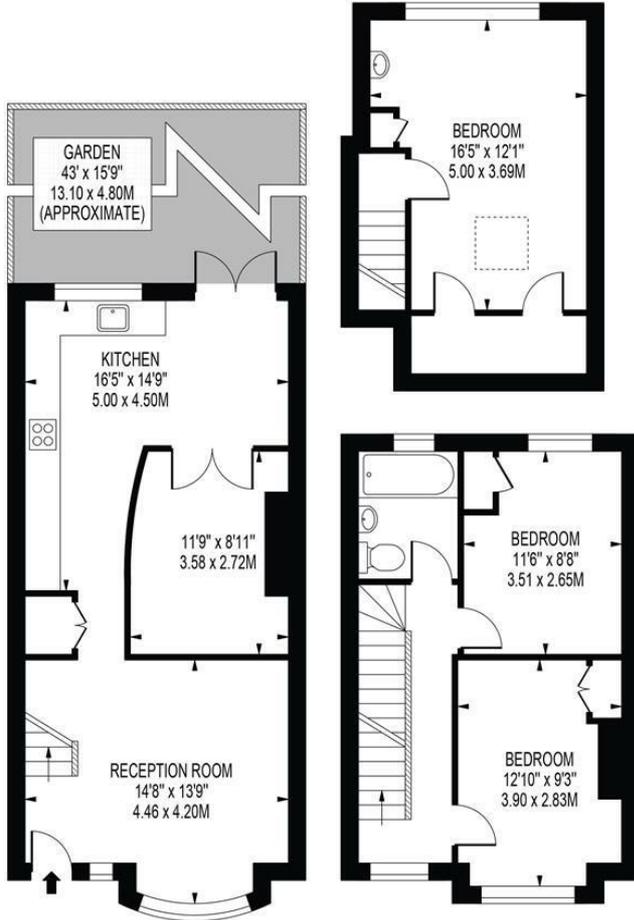


This competitively priced, three double bedroom, fully extended Edward Apostole house has a lovely West facing rear garden and is offered to the market with no onward chain. An ideal first/second purchase or buy to let investment that's perfectly located for both Wimbledon Chase (0.5 Miles) and Raynes Park Stations (0.4 Miles).

There is a good-sized front reception room with an attractive fireplace, extended 'L' shaped kitchen/dining room and an additional second reception room that with some alterations could create a superb open plan living space. On the first for are two good sized double bedrooms and a modern family bathroom, the loft has also been converted to create a master bedroom with storage and sink that could easily be upgraded to offer an en-suite shower room.

EDNA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1077 SQ FT - 100.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Three Double Bedroom
- Edwardian Apostle House
- West Facing Garden
- No Onward Chain
- Kitchen/Dining Room
- Fully Extended
- Close To Raynes Park Station
- Close To Wimbledon Chase
- Council Tax Band - D
- EPC - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	66	
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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