

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

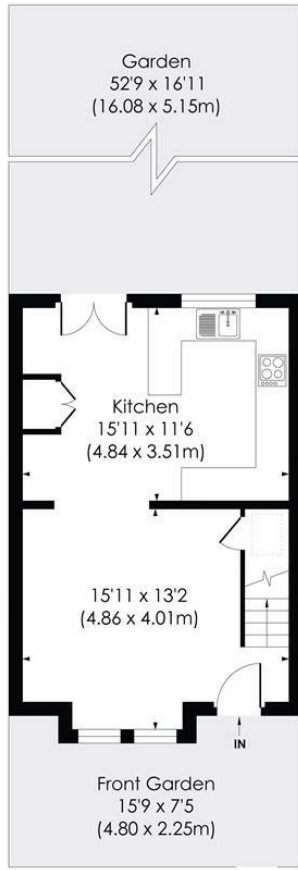
£725,000 Freehold



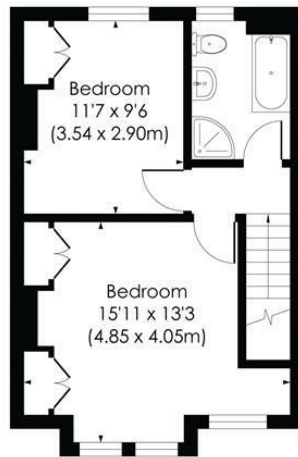
This charming 775sqft-71.97sqm TWO DOUBLE BEDROOM, Edwardian Terrace House (circa 1901) is perfectly located within the admissions property area of Wimbledon Chase Primary School and within easy access to Raynes Park Station and High Street. An excellent first/second time purchase or downsize move. There is an open front reception room with exposed wood floors, spacious modern kitchen/dining room with doors onto the 52' ft rear garden, two good sized bedrooms on the first floor and a modern fitted bathroom. Excellent future potential to extend to the loft and rear S.T.P.P - No Onward Chain.

SYDNEY ROAD, SW20

Approx. Gross Internal Floor Area
775 Sq. ft/71.97 Sq. m



GROUND FLOOR



FIRST FLOOR

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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 - 52'ft Rear Garden
- Edwardian Apostle House (Circa 1901)
- Future Potential To Extend S.T.P.P
- Wimbledon Chase Primary School A.P.A
- Close To Raynes Park and Wimbledon Chase Stations
- No Onward Chain
- Modern Kitchen/Dining Room
- Well Presented Family Bathroom
- Council Tax Band - D
- EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-81)	B		
(69-80)	C		
(55-68)	D	66	
(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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