

**Prince Georges Avenue
Raynes Park, SW20 8BH**

£725,000 Freehold



This charming (922 sqft) TWO DOUBLE BEDROOM Edwardian "Apostle" House (circa 1905) has a superb open plan kitchen/dining/reception room and a spacious conservatory. Located on a desirable tree lined Road only 0.2 Miles to Raynes Park Station and High Street. An excellent first/second time purchase or downsize move. There is also a downstairs w.c, a modern family bathroom and a low maintenance rear garden. Excellent potential to further extend s.t.p.p.



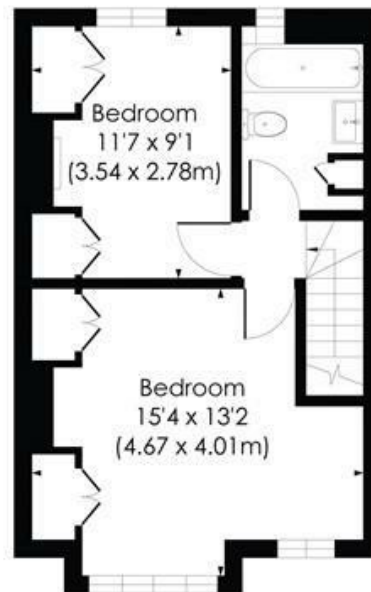
PRINCE GEORGE'S AVENUE, SW20

Approx. Gross Internal Floor Area

922 Sq. ft/85.61 Sq. m

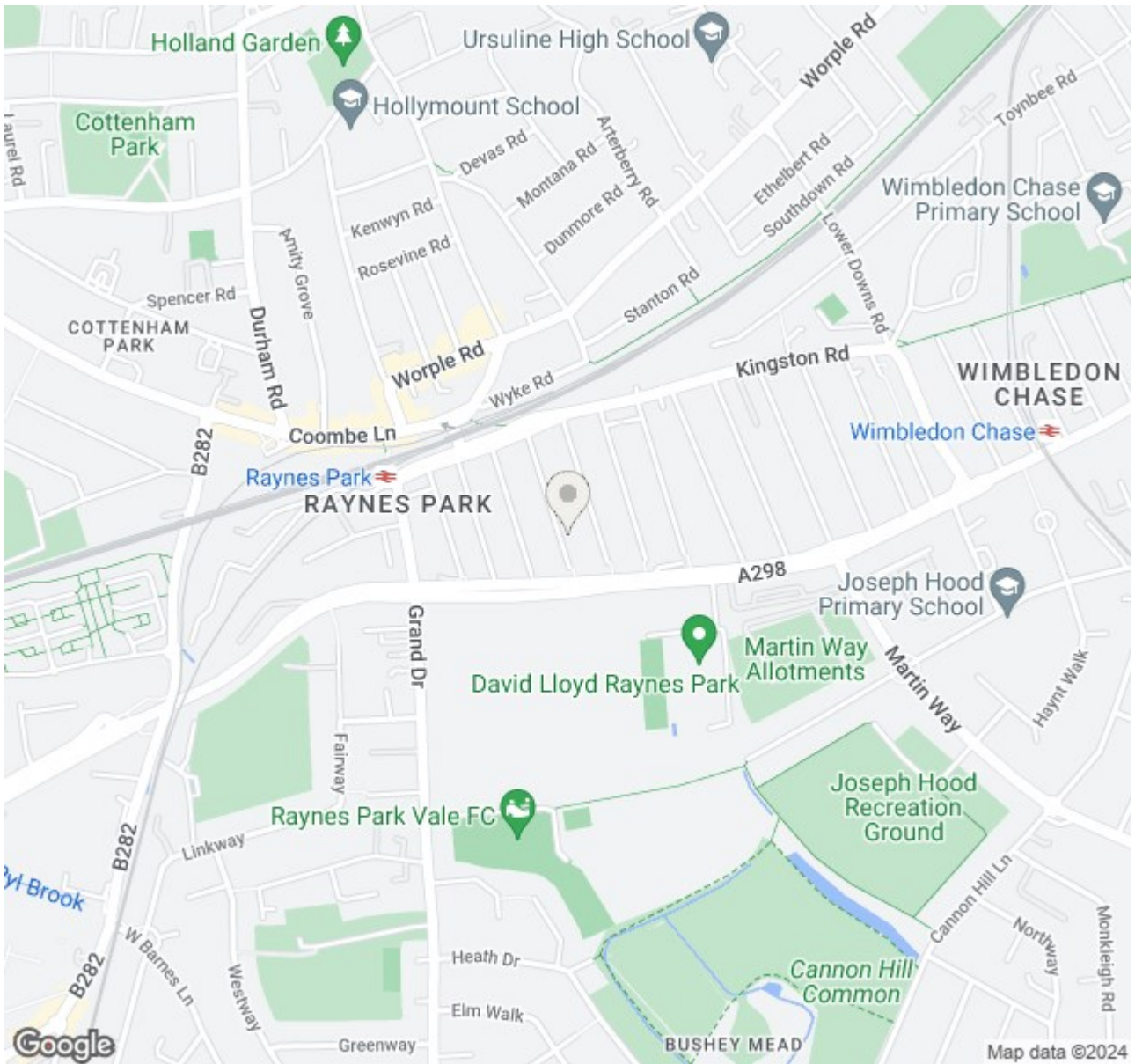


GROUND FLOOR




FIRST FLOOR

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- Two Double Bedroom Edwardian "Apostle" House Circa 1905
- 0.2 Miles to Raynes Park Station and High Street
- Lovely Open Plan Kitchen/Dining/Reception Room
- Conservatory Rear Extension and Downstairs W.C
- Modern Family Bathroom
- Potential to Extend STPP
- Low Maintenance Rear Garden
- Excellent First/Second Time Purchase or Downsize Move
- Council Tax Band - D
- EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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