

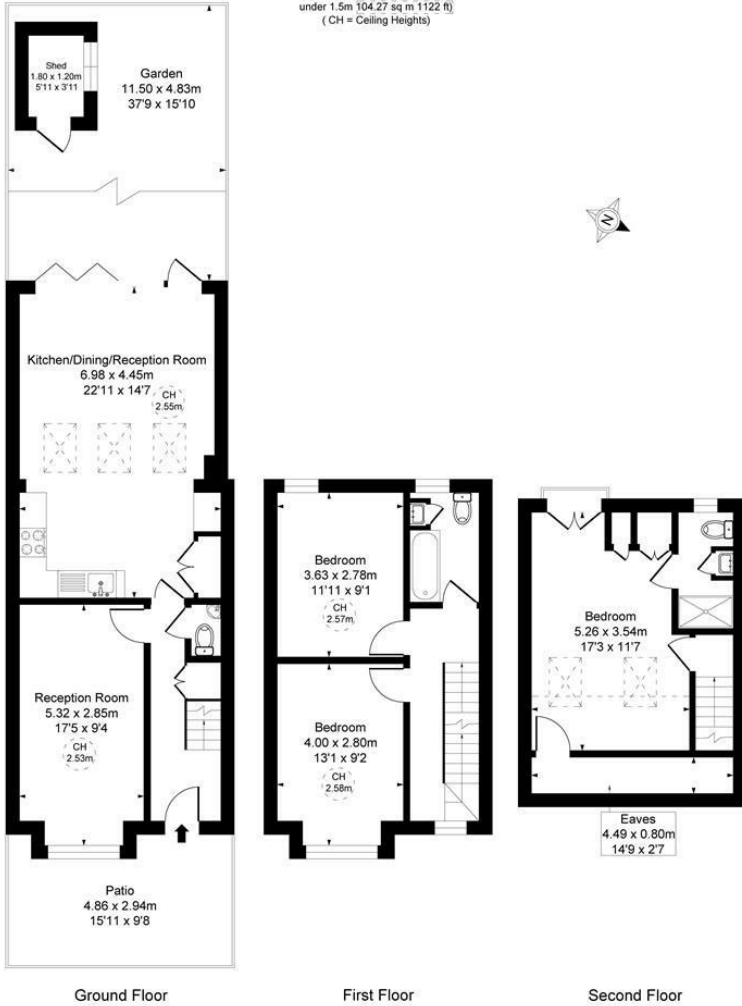
**Vernon Avenue
Raynes Park, SW20 8BN**

£975,000 Freehold

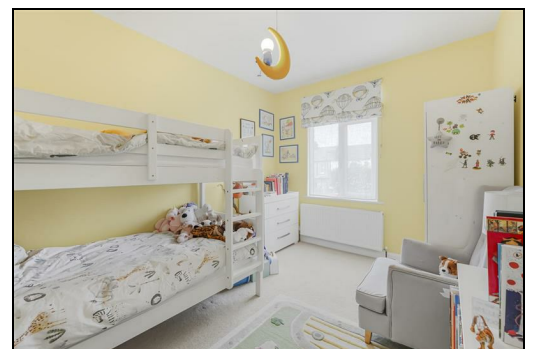


This fantastic THREE DOUBLE BEDROOM, TWO BATHROOM, brick fronted, Edwardian Apostle House has an impressive 4.8m rear extension, a superb extended principal bedroom with en suite and a lovely west facing rear garden. Ideally positioned in the middle of Vernon Avenue, only 0.3 miles to Raynes Park Station and High Street and 0.6 miles to Wimbledon Chase. There is a welcoming entrance hall with under stairs storage and downstairs W.C, a larger than average front reception room, a stunning 6.9m x 4.45m open plan kitchen/dining/family room with bifolding doors onto the garden. On the first and second floor are the three double bedrooms and two bathrooms.

Vernon Avenue SW20
 Approximate Gross Internal Area
 113.79 sq m / 1225 sq ft
 (Excluding restricted height
 under 1.5m 104.27 sq m 1122 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.



- Three Double Bedroom - Two Bathroom - 113 sqm/1225sqft
- Brick Fronted Edwardian Apostle House
- Impressive 6.9m x 4.45m Open Plan Kitchen/Dining/Family Room
- Superb Principal Bedroom With En Suite Shower Room
- West Facing Rear Garden
- Positioned In The Middle Of Vernon Avenue
- 0.3 Miles To Raynes Park High Street And Station
- 0.6 Miles To Wimbledon Chase Station
- EPC - C
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	82
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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