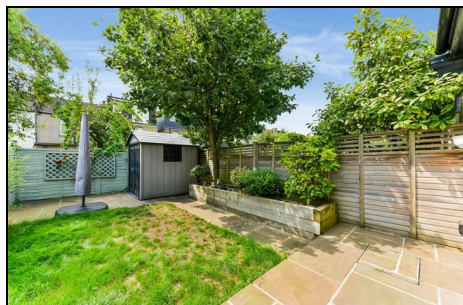
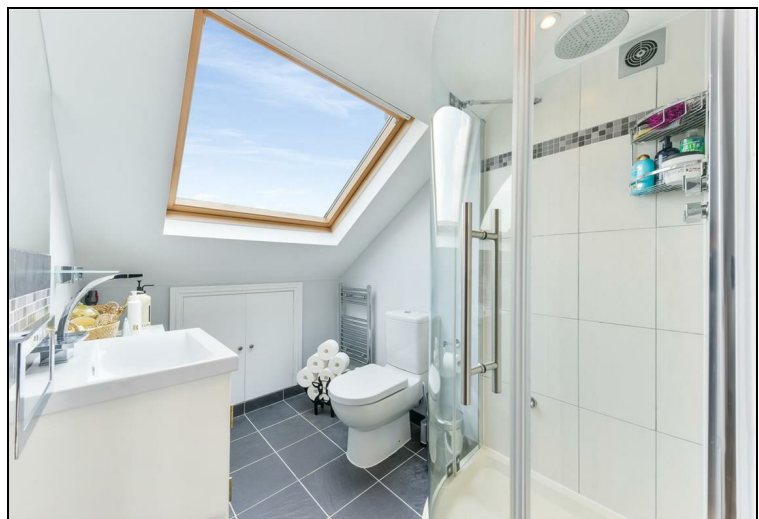


Carlton Park Avenue Raynes Park, SW20 8BJ

£950,000 Freehold



This attractive 1281 sqft **THREE DOUBLE BEDROOM, TWO BATHROOM** brick fronted, Edwardian Apostle house has a gorgeous open plan kitchen/dining/family room with bi folding doors onto the landscaped West Facing rear garden. Located on a popular tree lined road only 0.3 miles to Raynes Park Station and High Street. There is also a lovely separate front reception room with plantation shutters and feature fire place, downstairs W.C, modern family bathroom, two double bedrooms with built in storage on the first floor and an exceptionally well designed principle bedroom with en-suite. **CHAIN FREE - Residents Parking Available**



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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Lettings in Merton**



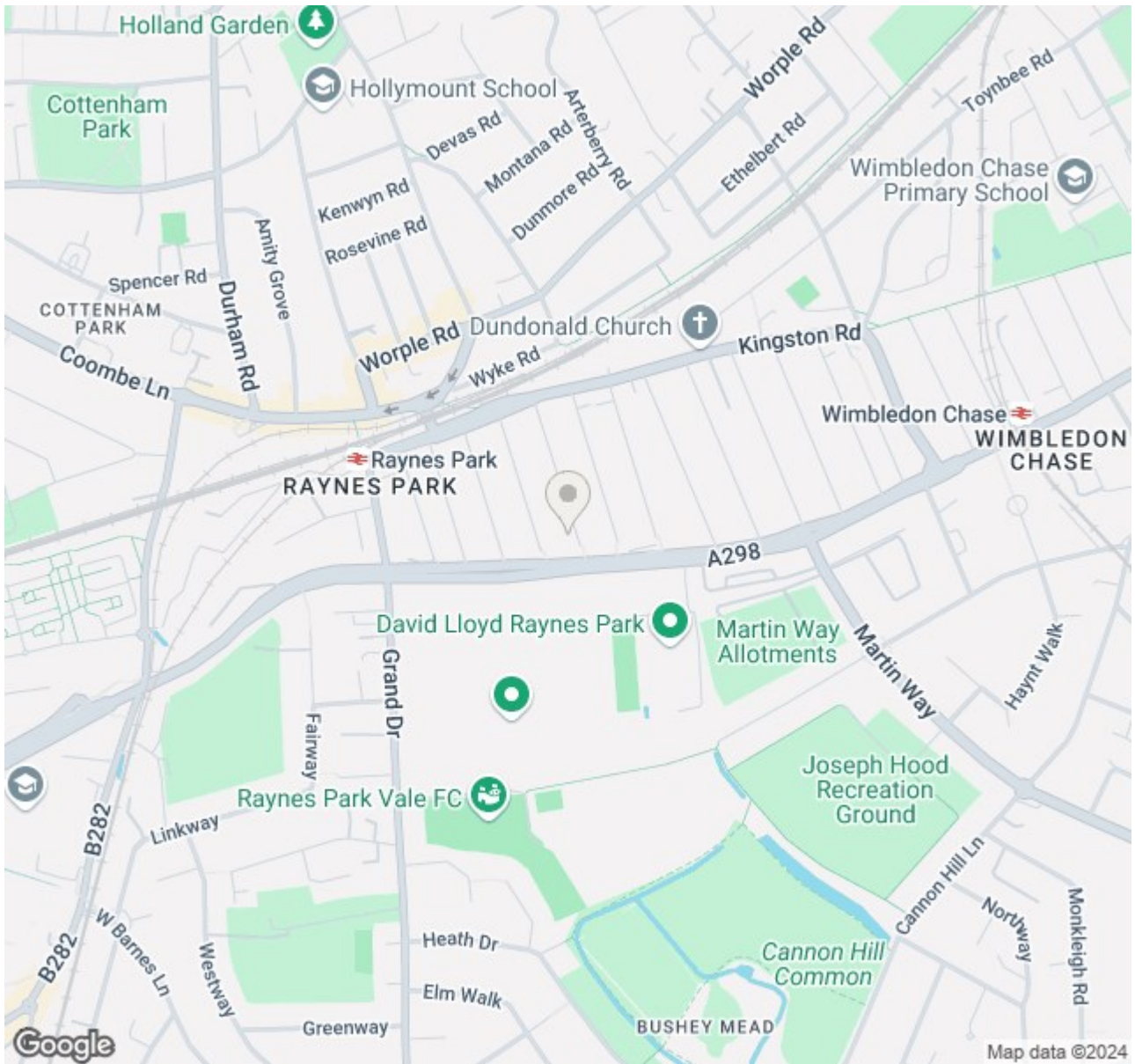


Carlton Park Avenue, SW20

Approximate Gross Internal Area
 Total = 119.1 sq m / 1281 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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 (ID675813)



- 1281 sqft - Three Double Bedroom - Two Bathroom
- Brick Fronted Edwardian Apostle House
- Beautiful West Facing Rear Garden
- 0.3 Miles To Raynes Park Station
- Gorgeous Open Plan Kitchen/Dining/Family Room
- Exceptionally Designed Principle Bedroom with En-Suite
- Downstairs W.C - Separate Front Reception Room
- No Onward Chain
- EPC Rating - C
- Council Tax Band - E

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 73 | |
| (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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