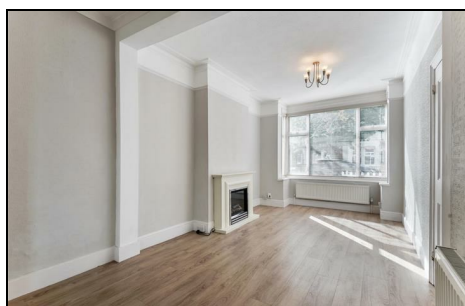


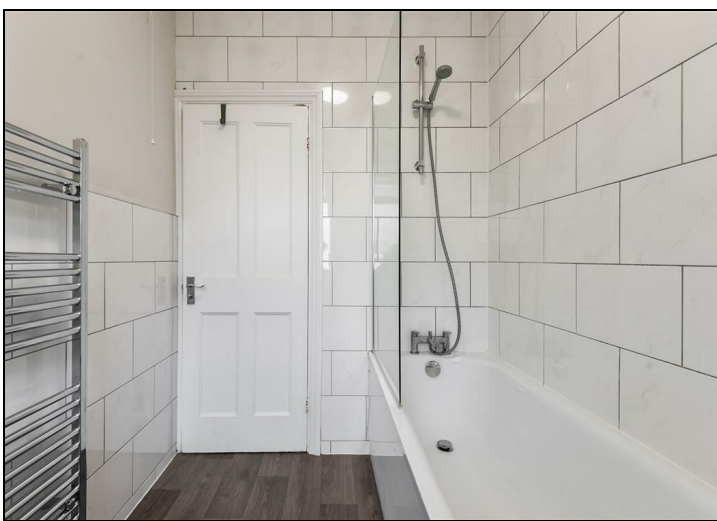
## Clifton Park Avenue Raynes Park, SW20 8BD

£685,000 Freehold



**This lovely TWO DOUBLE BEDROOM, un-extended, Edwardian, end of terrace "Apostle" house is beautifully presented throughout and has excellent potential to extend to the loft and rear s.t.p.p.**

**Located on a popular cul de sac only 0.1 Mile to Raynes Park High Street and Station. Offered to the market with no onward chain.**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

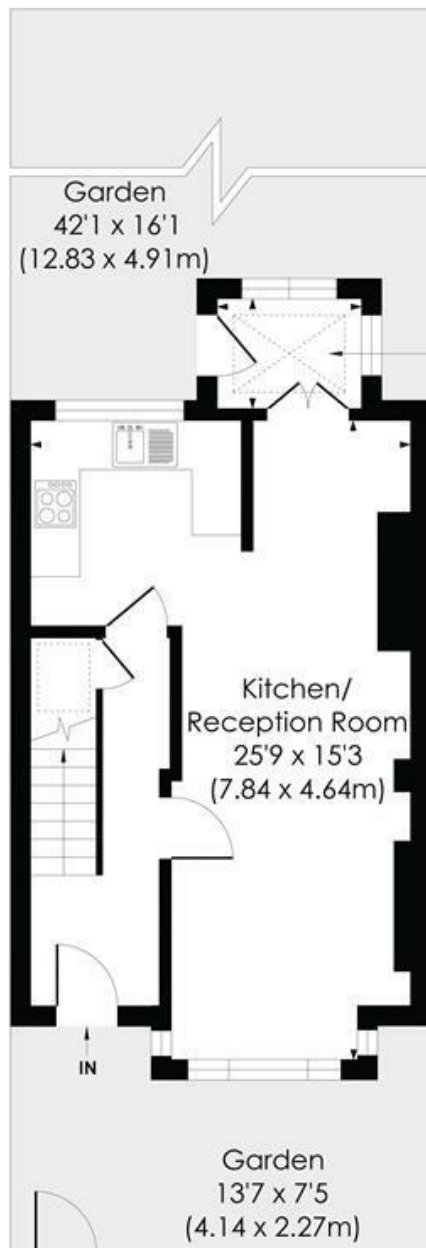
**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**



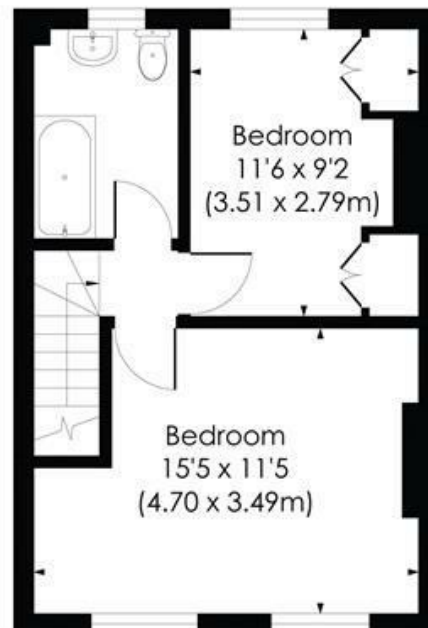
## CLIFTON PARK AVENUE, SW20

Approx. Gross Internal Floor Area

**765 Sq. ft/71.07 Sq. m**

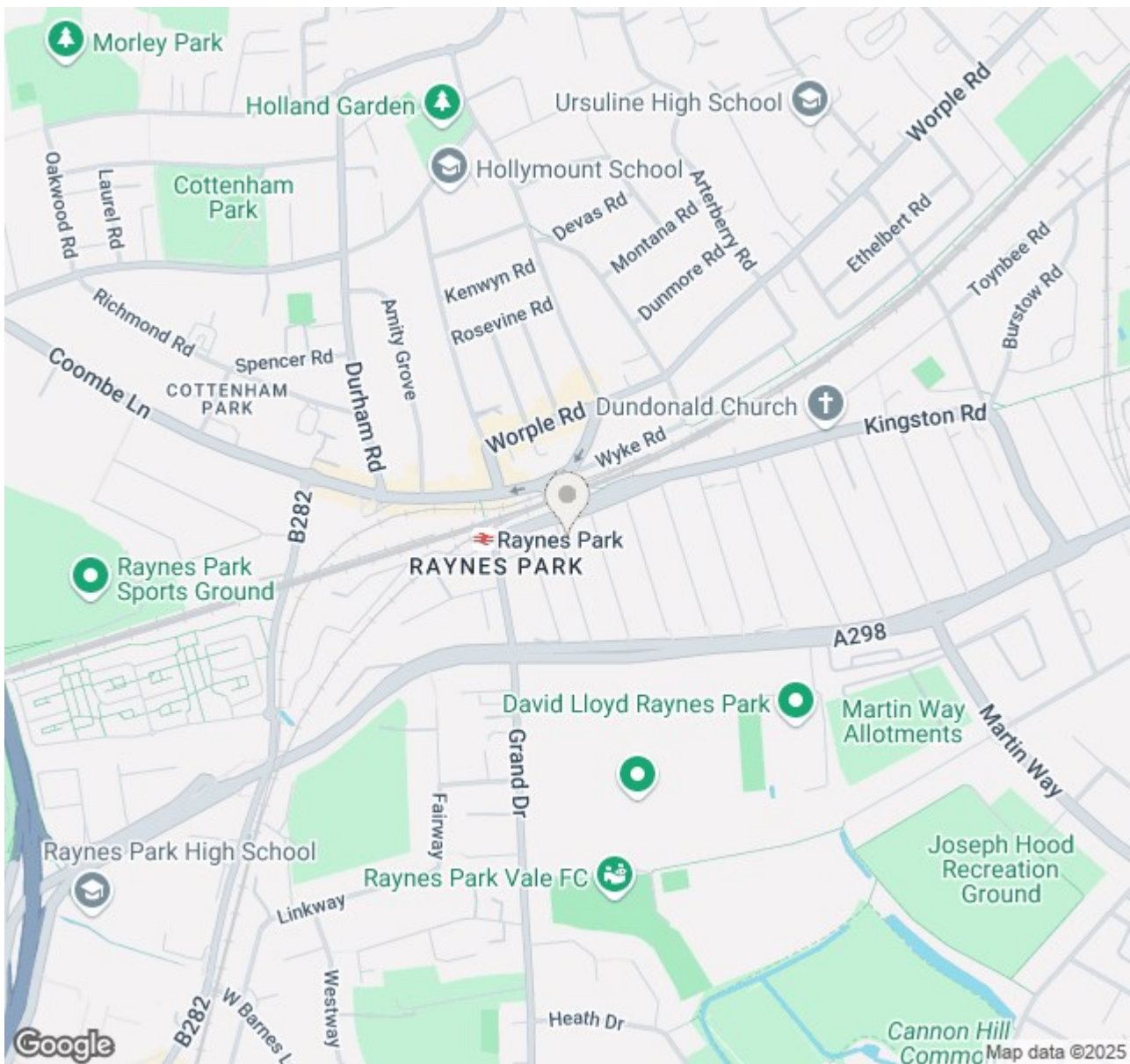


GROUND FLOOR



FIRST FLOOR

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- Two Double Bedroom - End of Terrace
- Edwardian "Apostle" House
- 0.1 Mile to Raynes Park Station and High Street
- Potential To Extend To Loft And The Rear S.T.P.P
- No Onward Chain - Well Presented Throughout
- Open Plan Kitchen/Dining/Reception Room
- Modern Kitchen and Bathroom
- 42'ft Rear Garden
- Council Tax Band - D
- EPC Rating - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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