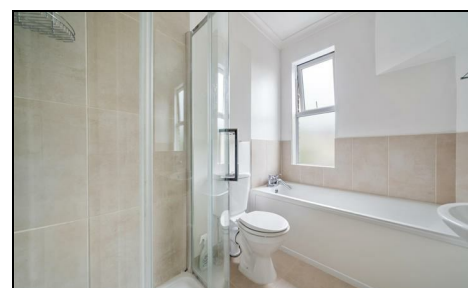


## Vernon Avenue Raynes Park, SW20 8BN

**£825,000 Freehold**

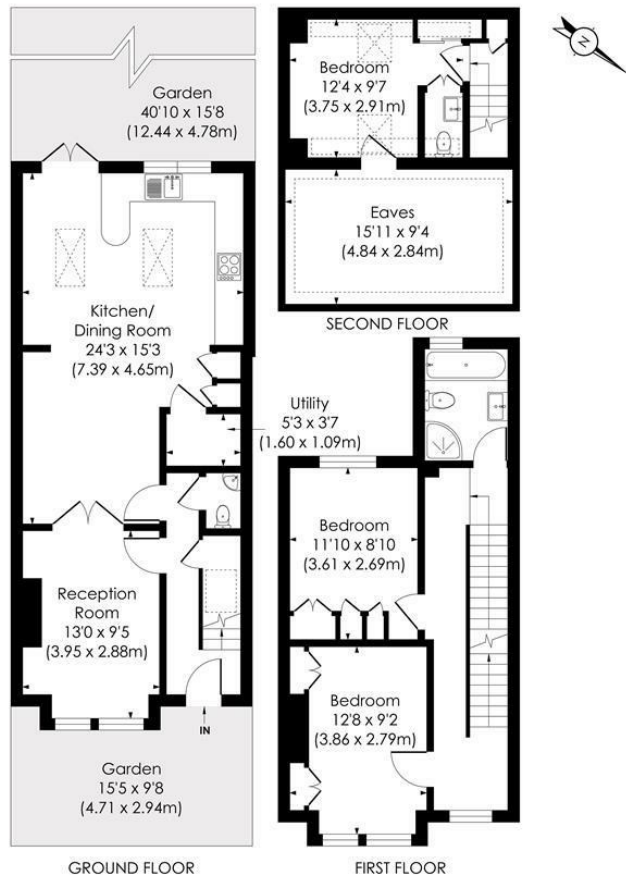


**This neutrally decorated 1,114 sqft THREE DOUBLE BEDROOM, fully extended Edwardian Apostle house has a lovely West facing garden and is perfectly positioned in the middle of Vernon Avenue. This is an ideal blank canvas for an incoming buyer to move into and cosmetically finish to their own desired tastes. There is a separate front reception room, downstairs W.C, utility area, spacious open plan kitchen/dining/family room, neutrally decorated bathroom and three bedrooms. Offered to the market with no onward chain.**

## VERNON ROAD, SW20

Approx. Gross Internal Floor Area

1114 Sq. ft/103.57 Sq. m



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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.

- 1114 sqft - Three Double Bedroom - Fully Extended
- Edwardian Apostle House
- 40'10 ft West Facing Garden
- Middle Of Vernon Avenue
- Easy Access To Raynes Park Station And High Street
- Downstairs W.C And Utility Room
- Spacious Open Plan Kitchen/Dining/Family Room
- No Onward Chain
- EPC - C
- Council Tax Band - D



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

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