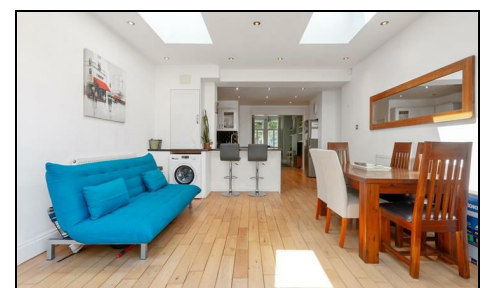
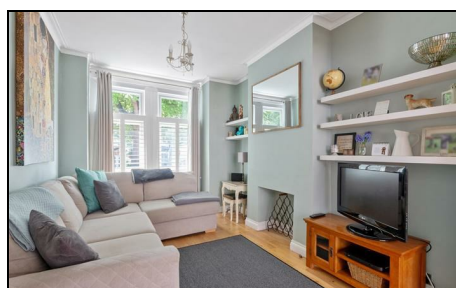
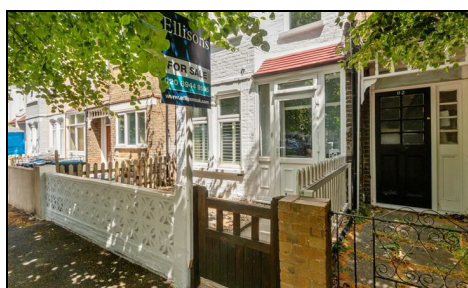


## Vernon Avenue Raynes Park, SW20 8BW

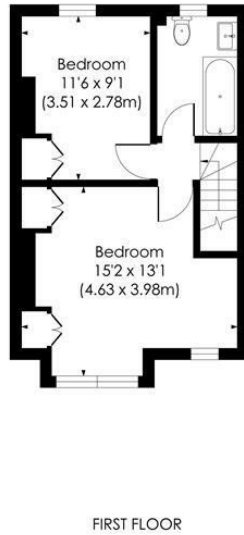
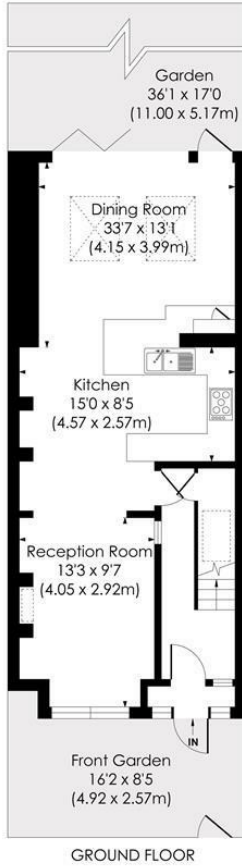
Offers Over £800,000 Freehold



**This delightful TWO DOUBLE BEDROOM, rear extended Edwardian Apostle House benefits from a lovely open plan lounge/ kitchen/dining and family area with bifolding doors leading to a good sized rear garden. Perfectly located for Raynes Park Station (0.6 Miles) and easy access into Wimbledon. The home is well presented with a pretty painted facade, an entrance hall, front reception area with plantation shutters, a superb open plan kitchen/dining/family area with bifolding doors, two double bedrooms and a family bathroom. Excellent potential to further extend into the loft space S.T.P.P.**

**VERNON AVENUE, SW20**

Approx. Gross Internal Floor Area  
**930 Sq. ft/86.42 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.

- Two Bedrooms
- Open Plan Ground Floor
- Bifold Doors
- Sought After Road
- Rear Extension
- Generous Rear Garden
- Close to Raynes Park and Wimbledon Chase Stations
- Potential To Extend Into The Loft S.T.P.P
- EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		Current	Possible
<small>More energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Less energy efficient - higher running costs</small>			
England & Wales		71	78
		EU Directive 2002/91/EC	

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