

**Bronson Road  
Raynes Park, SW20 8DZ**

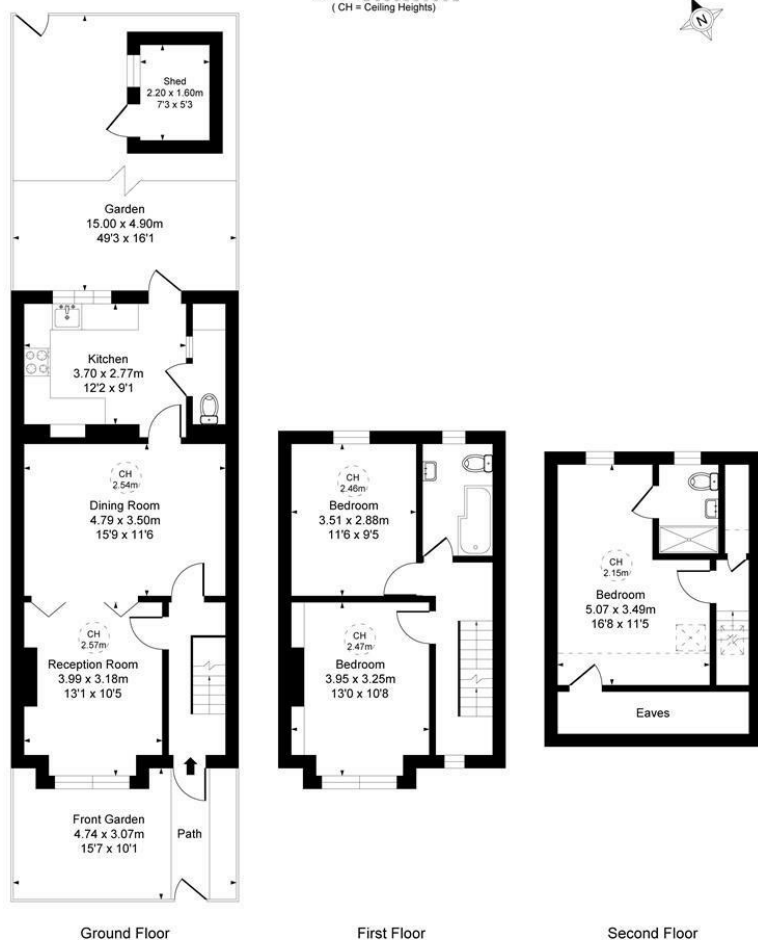
**Offers In Excess Of £850,000 Freehold**



**This attractive THREE DOUBLE BEDROOM, TWO BATHROOM, Edwardian terraced house has a mature west facing garden and is perfectly located within the admissions priority area for Wimbledon Chase Primary School and transport links into London. The property is attractively painted, has a tiled path and would make an ideal first or second time purchase. Internally there is a well presented entrance hall, spacious through lounge incorporating reception & dining areas and an extended modern kitchen with access onto the West facing rear garden. To the first floor there are two good sized double bedrooms and a family bathroom. The loft has been converted creating a spacious main bedroom and en suite shower room. NO ONWARD CHAIN.**

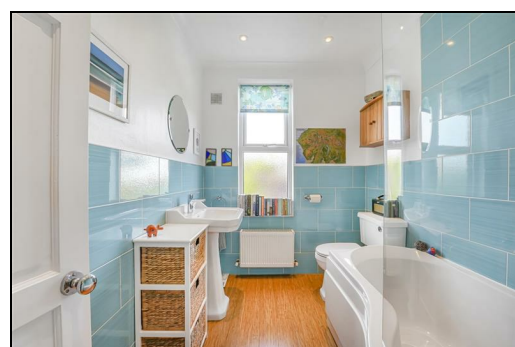


Bronson Road Raynes Park, SW20  
Approximate Gross Internal Area  
110.83 sq m / 1193 sq ft  
(Excluding restricted height  
under 1.5m 102.42 sq m 1102 ft)  
(CH = Ceiling Heights)



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 Bedrooms - Two Bathrooms
- No Onward Chain
- Mature West Facing Garden
- Wimbledon Chase Primary School A.P.A
- Edwardian Apostle House
- Modern Fitted Kitchen
- Main Bedroom With En Suite
- Easy Access To Excellent Transport Links
- EPC - 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                                   | 71      |           |
| (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                     |         |           |

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

