

**Kingston Road
Raynes Park, SW20 8DR**

£950,000 Freehold



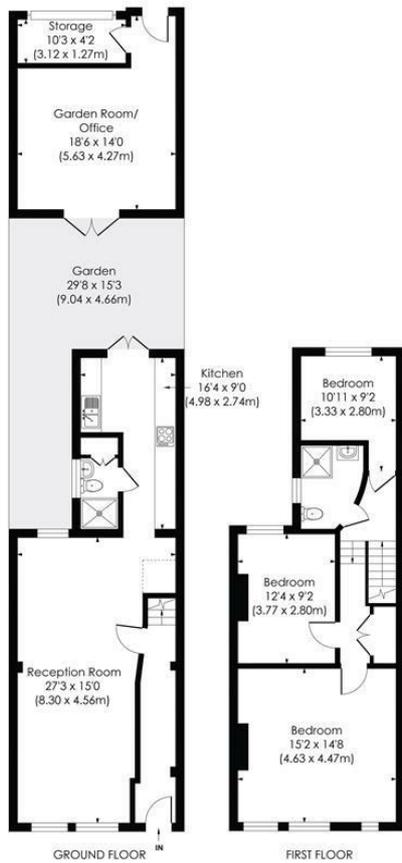
This beautifully presented and spacious 1,406 sqft THREE DOUBLE BEDROOM, TWO BATHROOM mid terrace family home is conveniently located for both Raynes Park and Wimbledon Chase Stations and Shops. There is a fantastic size reception room with high ceilings, a modern kitchen, downstairs shower room, South facing garden with a large home office and storage room. To the first floor there is a modern family shower room and three double bedrooms.

KINGSTON ROAD, SW20

Approx. Gross Internal Floor Area

1406 Sq. ft/130.59 Sq. m (Incl. Garden Room & Store)

1147 Sq. ft/106.55 Sq. m (Excl. Garden Room & Store)

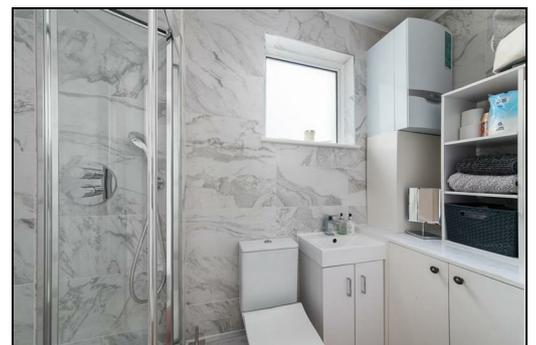


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Double Bedroom
- Two Bathroom
- South Facing Garden
- Garden Office And Storage Room
- Spacious Reception Room
- Modern Kitchen
- Close To Raynes Park Station & Shops
- Close To Wimbledon Chase Station & Shops
- EPC - C
- Council Tax Band - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	84
(39-54) E	69
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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