

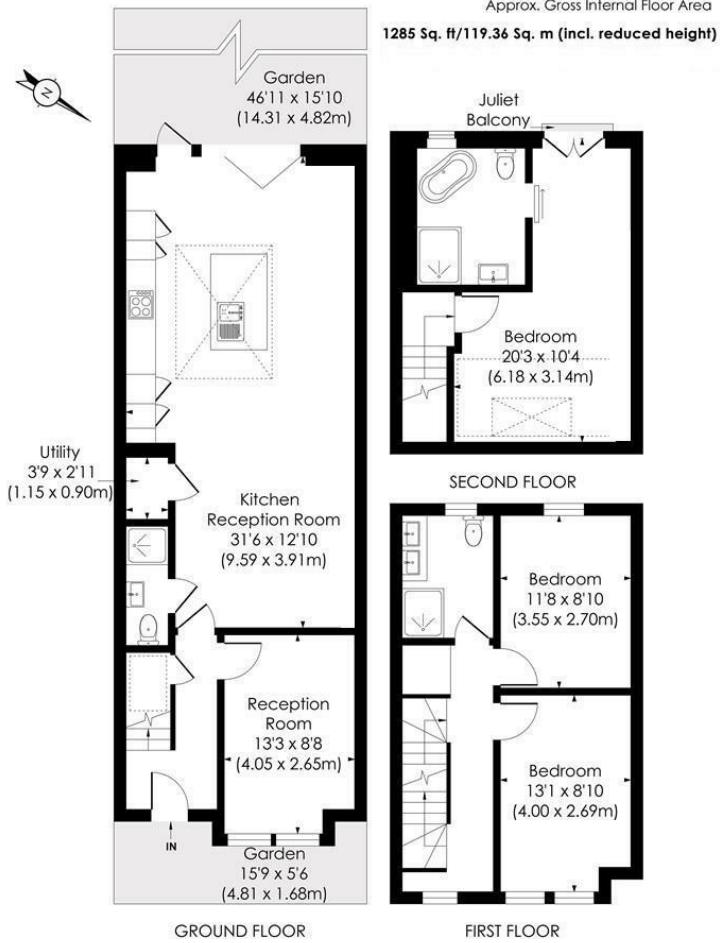
**Dorien Road
Raynes Park, SW20 8EL**

£1,000,000 Freehold



This exceptional 1,285 sqft THREE DOUBLE BEDROOM, THREE BATHROOM Edwardian Apostle House with South West Facing garden has undergone full refurbishment throughout including an impressive 6 metre rear extended, kitchen/dining/family room with built in appliances, quartz worktops, bi folding doors and pyramid skylight and a loft extension housing a master bedroom, with built in storage and en-suite bathroom. There is also a separate front reception room, a downstairs shower room, two additional double bedrooms on the first floor, and a family shower room. Perfectly located for access to Raynes Park, Wimbledon and Wimbledon Chase. Offered with No Onward Chain.

DORIEN ROAD, SW20



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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.

- 1,285 sqft - Three Double Bedroom - Three Bathroom
- Meticulously Extended and Refurbished Edwardian "Apostle" House
- Impressive 6m rear extension with pyramid skylight and Bi Folding Doors
- 46'11 South West Facing Garden with Lawn and Patio
- Close to Raynes Park and Wimbledon Chase Station
- Stunning Master Bedroom with En-Suite Bathroom,
- Downstairs WC and Shower Room
- No Onward Chain
- EPC rating - C
- Council tax band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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