# Ellisons

RAYNES PARK
9 Station Buildings, Coombe Lane
Raynes Park, London SW20 8NE
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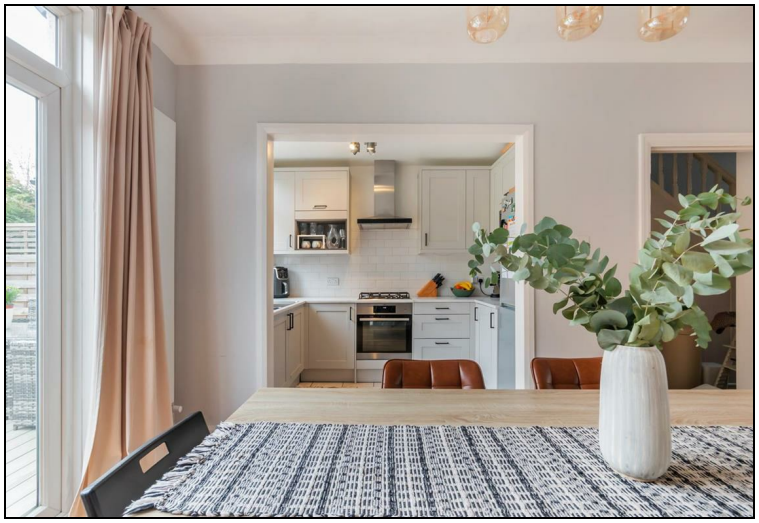
www.ellisons.uk.com

## Abbott Avenue
## Raynes Park, SW20 8SQ

## £850,000 Freehold

**This gorgeous THREE BEDROOM un-extended terrace house is located in a desirable cul de sac, only 0.6 Miles to Raynes Park Rail Station and High Street. On the ground floor there is a charming entrance hall with under-stairs storage and a fabulous open plan ground floor incorporating a spacious living area, a beautiful kitchen with quartz work tops and dining area with doors directly onto the 61ft rear garden. The first floor houses three bedrooms (two double with built in wardrobes and one single) and a superb modern bathroom. Offering excellent potential to further extend in to the loft and the rear of the property S.T.P.P. Easy access to Central Wimbledon (0.9miles), Wimbledon Chase Station and Primary School (0.5 miles) and Wimbledon Common (0.9miles).**



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**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989-2019

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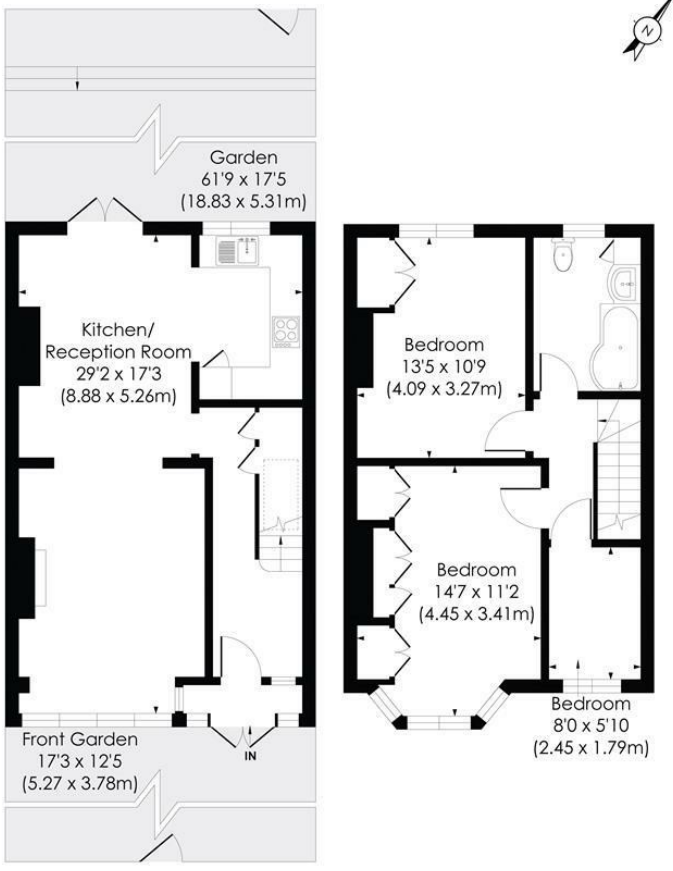
**ABBOTT AVENUE, SW20**

Approx. Gross Internal Floor Area

**981 Sq. ft/91.17 Sq. m**




GROUND FLOOR FIRST FLOOR

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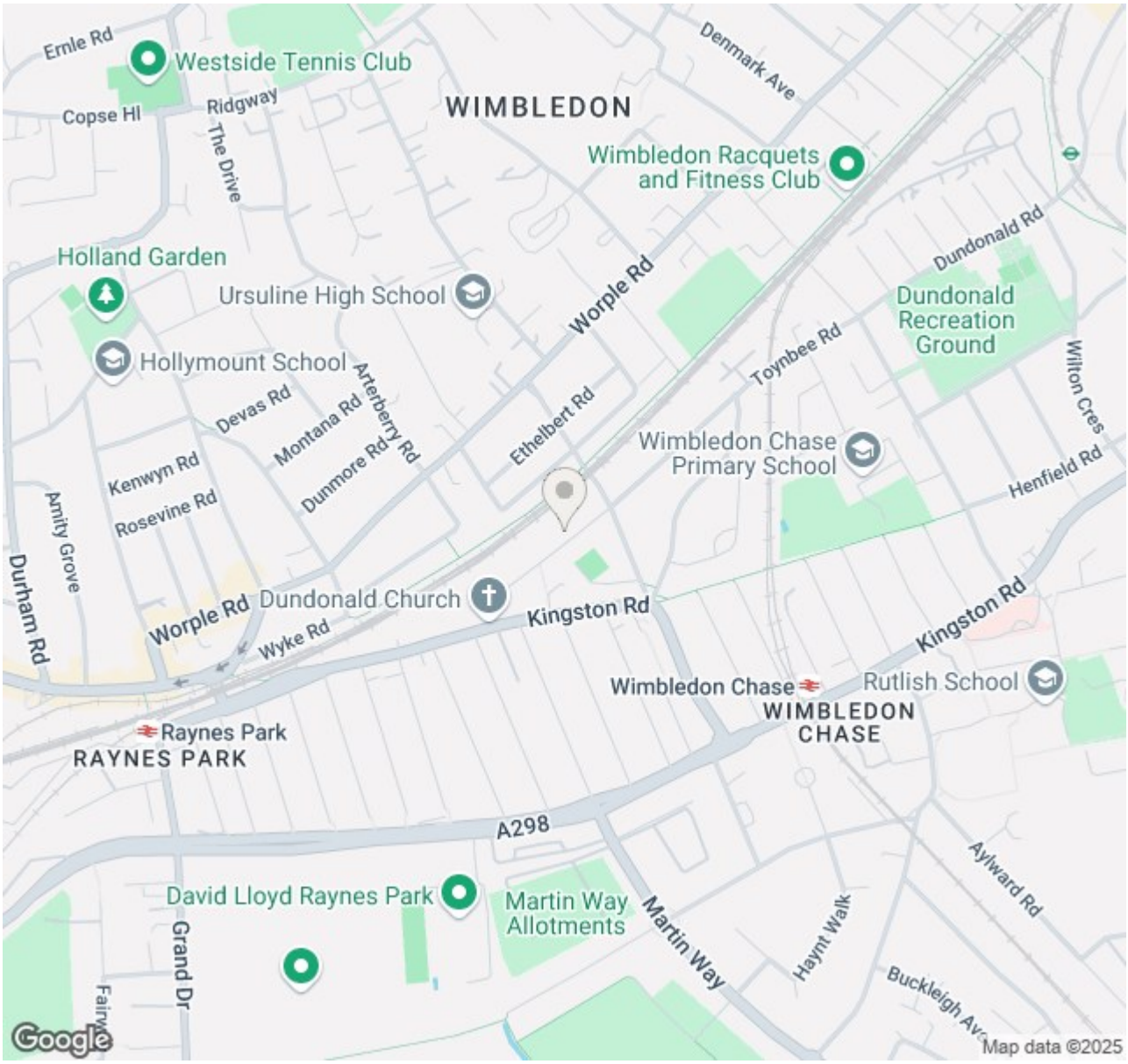
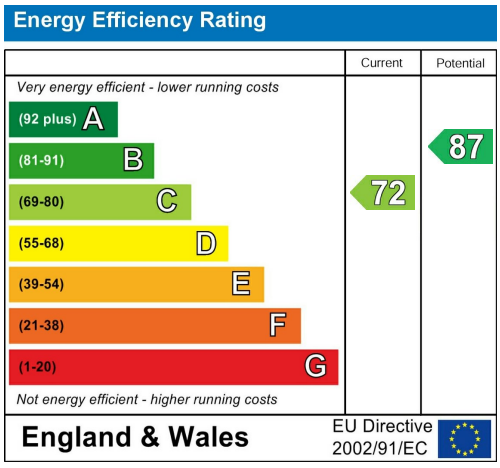
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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




- Three Bedroom Mid Terrace House
- Beautifully Presented Throughout
- 0.6 Miles to Raynes Park Station
- Desirable Cul De Sac Location
- 61ft Rear Garden
- Potential to Extend S.T.P.P
- 0.5 Miles to Wimbledon Chase Primary School
- Gorgeous Kitchen and Bathroom
- EPC - C
- Council Tax Band - E




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

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