

## Westway Raynes Park, SW20 9LS

**£925,000 Freehold**



This exceptional FOUR DOUBLE BEDROOM, TWO BATHROOM 1930's Blay house is beautifully presented throughout with a stunning 4.5 metre rear extension, utility room and well designed master bedroom. An ideal family home that is located within easy access to Cannon Hill Common and only 0.6 Miles to both Raynes Park Station and High Street. With off street parking for two cars, welcoming entrance hall, separate front reception room, downstairs W.C, large utility room, beautiful open plan kitchen/dining/family room with quartz work surfaces, ample storage and bi folding doors onto the large rear garden. On the first floor are three good sized double bedrooms and a lovely family bathroom. The loft has also been converted to create a fabulous master bedroom with en-suite shower room. Offered to the market with no onward chain.

## Westway, SW20

Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft  
(Excluding Void)

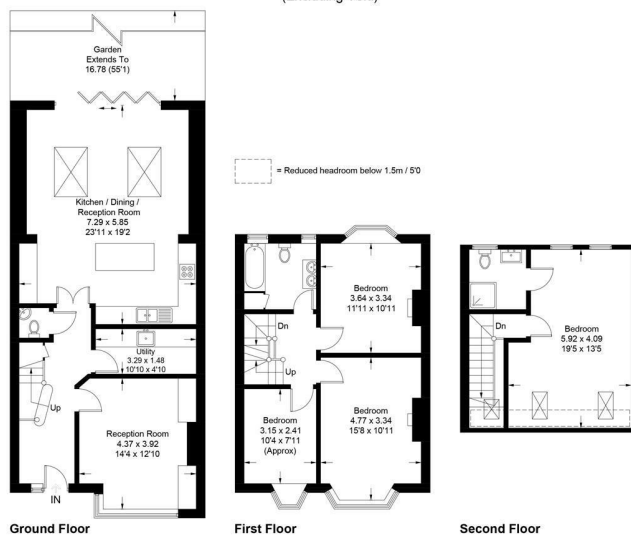
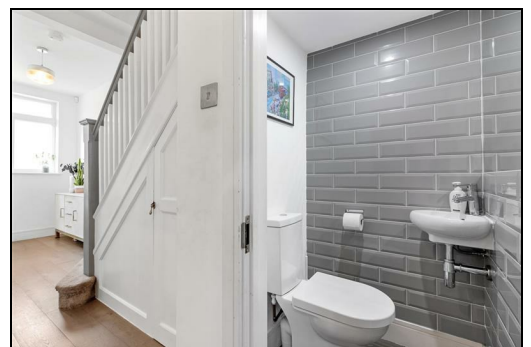


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusket.com © (ID811171)



- Four Double Bedroom
- Two Beautiful Bathrooms
- Off Street Parking For Two Cars
- Large Rear Garden
- Stunning 4.5m Rear Extension
- Utility Room & Downstairs W.C
- Fabulous Master Bedroom With En-Suite
- 1930's Mid Terrace Blay House
- No Onward Chain
- EPC Rating D

Energy Efficiency Rating	
Current	Potential
59	83
Very energy efficient - lower running costs (92 plus) A (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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
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

