

## Greenway Raynes Park, SW20 9BQ

£925,000 Freehold



**This superb 1,616 sqft FOUR DOUBLE BEDROOM, TWO BATHROOM fully extended 1930's Blay house has fantastic 24'3ft x 19'1ft open plan kitchen/dining/family room with double doors onto a pretty 56'ft rear garden. Located on a popular residential road only 0.6 miles to Raynes Park Station and High Street and within easy access to a host of well regarded schools. There is also off street parking to the front for two cars, a spacious separate front reception room, downstairs w.c, family bathroom and NO ONWARD CHAIN.**





Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

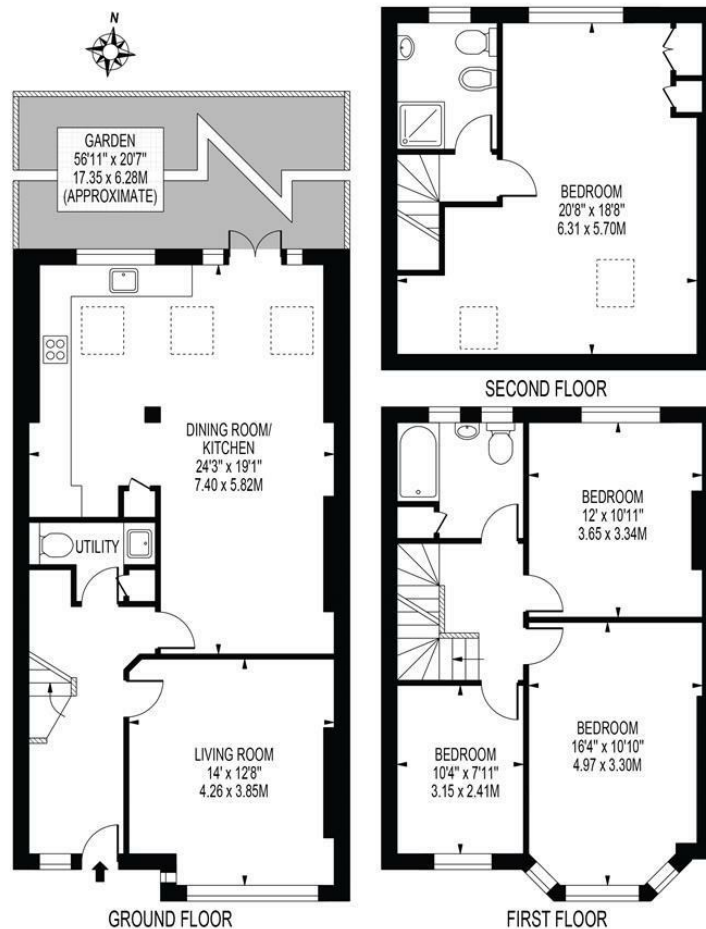
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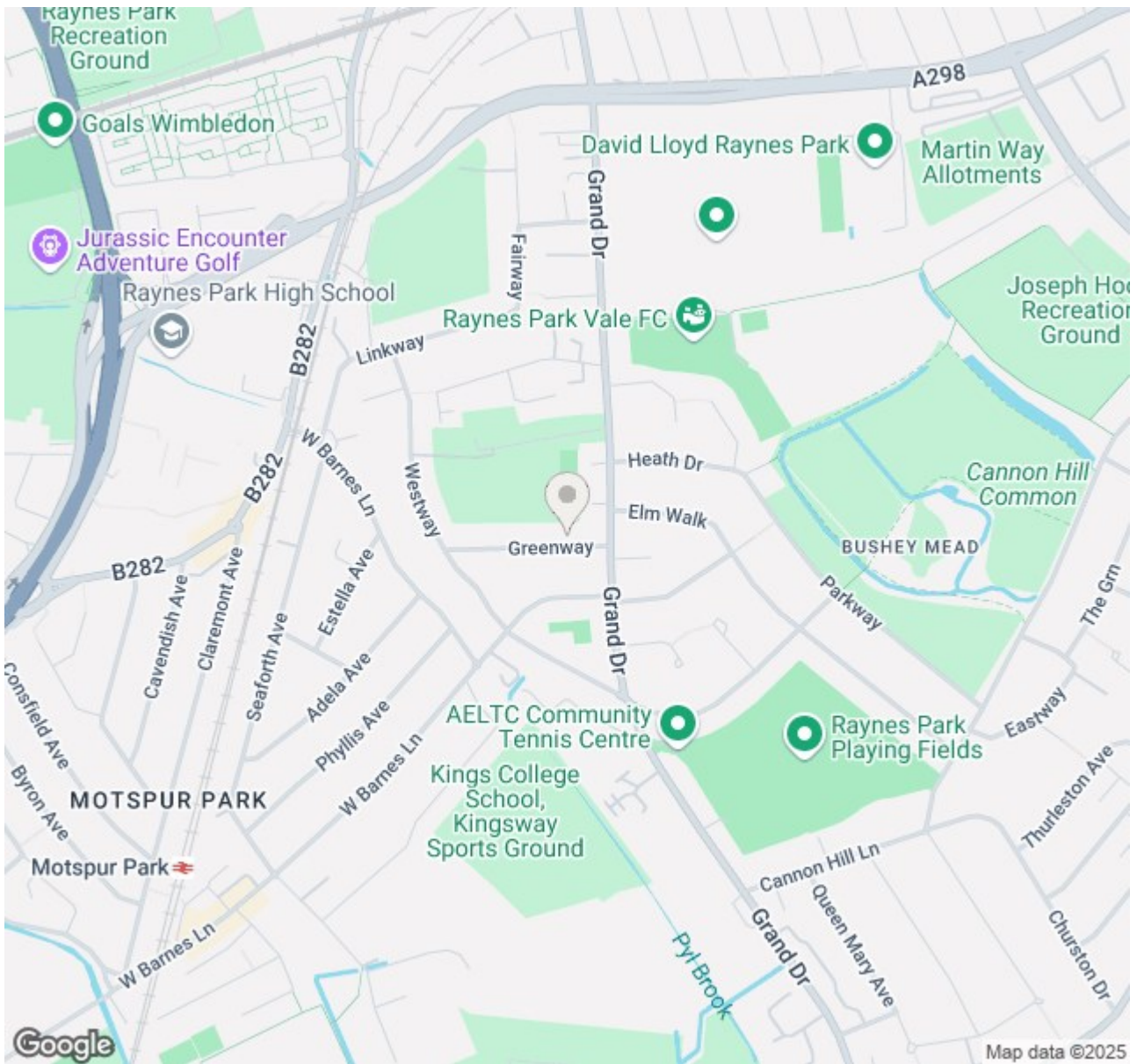
## GREENWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1616 SQ FT - 150.14 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





- Four Double Bedroom - Two Bathroom - 1,616 sqft
- Fully Extended 1930's Mid Terrace "Blay" House
- Fantastic 24'3ft x 19'1ft open plan kitchen/dining/family room
- Pretty 56'ft Rear Garden - No Onward Chain
- 0.6 miles to Raynes Park Station and High Street
- Off Street Parking To Front - Downstairs W.C
- Spacious Separate Front Reception Room
- Principle Bedroom With En-Suite Shower Room
- Close to Well Regarded Schools and Local Amenities
- EPC Rating - C Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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