

## Westway Raynes Park, SW20 9LX

**£750,000 Freehold**



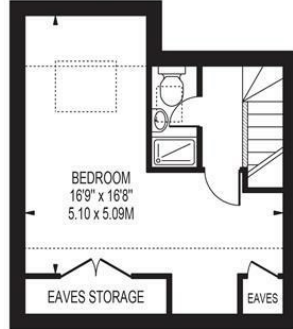
**This lovely Four double bedroom, two bathroom 1930's mid terrace Blay house has a superb South West facing garden and off street parking to the front. An excellent first/second time purchase that is within easy access to Raynes Park, Motspur Park, Cannon Hill Common and a selection of well regarded schools. There is also two spacious reception rooms, separate kitchen and family bathroom. Fantastic potential to further extend S.T.P.P.**



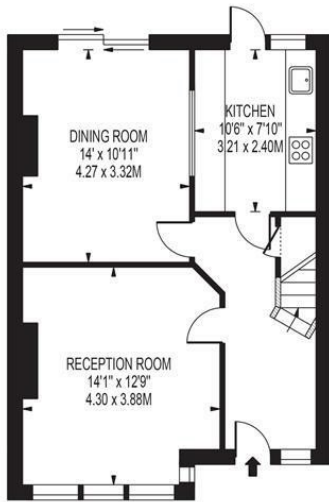
## WESTWAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1323 SQ FT - 122.87 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

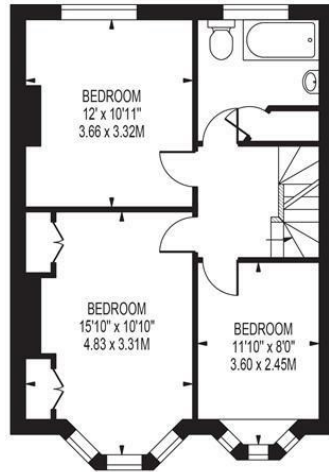
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 97 SQ FT - 9.03 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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 Bedrooms
- Two Bathrooms
- 1930's Mid Terrace Blay House
- Off Street Parking To Front
- South West Facing Garden
- Easy Access To Raynes Park
- Easy Access To Cannon Hill Common
- Potential To Extend S.T.P.P
- EPC Rating - E
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
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		
	53	74
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		

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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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