

Cromwells



Elm Walk, Raynes Park, SW20 9EF

Offers in the Region of £740,000

Cromwells are pleased to offer this attractive three bedroom family home with two reception rooms, off road parking and a rear garden. It has the potential to extend to the rear and/or into the loft, subject to planning permission. It is situated in a sought after location, with easy access to the amenities of Raynes Park, Morden and Sutton, including shops, restaurants, gyms, other leisure facilities, open spaces and transport links. Morden Park is a short walk away and the All England Lawn Tennis Centre nearby offers affordable facilities for the local community. Raynes Park mainline railway station has excellent links into Central London, while buses link to Morden Underground Station, on the Northern Line, and to Sutton main line railway station. Well regarded local schools include Raynes Park High School, St John Fisher Primary, Hillcross Primary and Aragon Primary School. EPC rating D. No Onward Chain.

Accommodation

An entrance porch leads to the hallway with downstairs cloakroom, the front and rear reception room (with double doors to the rear garden), and to the kitchen, also with door to the rear garden. Upstairs there are two good size double bedrooms with built in wardrobes, a single bedroom and the family shower room.

Outside

To the front of the property there is a drive for off road parking. The rear garden has a patio area and is mostly laid to lawn with mature planting to borders.





Council Tax - D
Tenure - Freehold

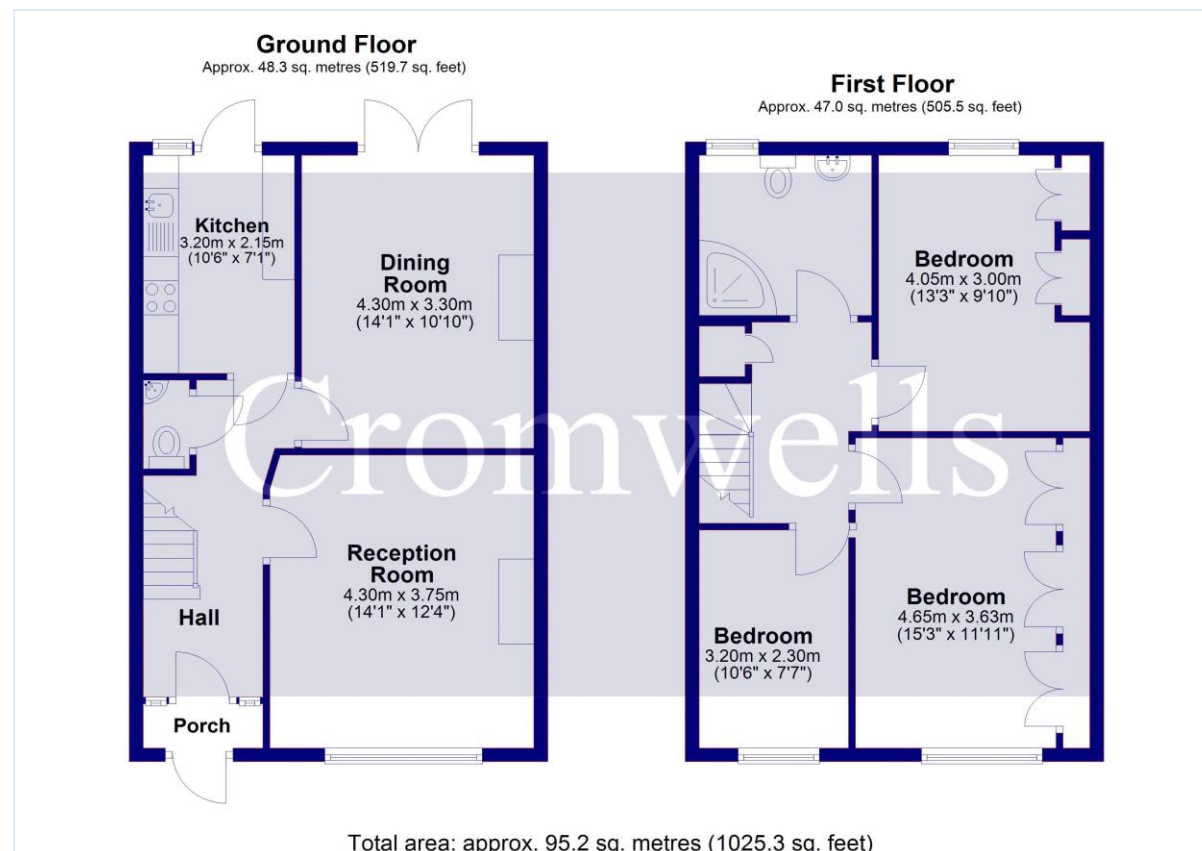
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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



