

Barnscroft Raynes Park, SW20 9LL

£350,000 Leasehold



TO BE SOLD WITH EXTENDED LEASE - This recently refurbished TWO BEDROOM first floor Maisonette has its own private West facing rear garden and is located on a quiet cul-de-sac, close to both Raynes Park and Motspur Park Station. An excellent first/second time purchase with no onward chain, modern kitchen and bathroom and a spacious reception room.

BARNSCROFT RAYNES PARK
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 597 SQ FT - 55.46 SQ M
 (EXCLUDING SHED)



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.

- Two Bedroom First Floor Maisonette
- Recently Refurbished Throughout
- Private West Facing Garden
- Quiet Cul De Sac Location
- Modern Kitchen and Bathroom
- SOLD WITH NEWLY EXTENDED LEASE
- Easy Access To Raynes Park Station
- No Onward Chain
- EPC Rating - D
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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