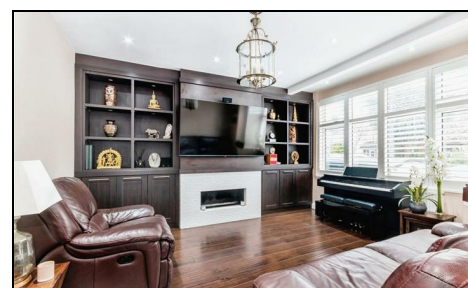
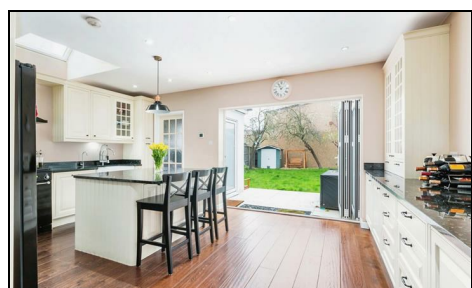


## Westway Raynes Park, SW20 9LU

£950,000 Freehold



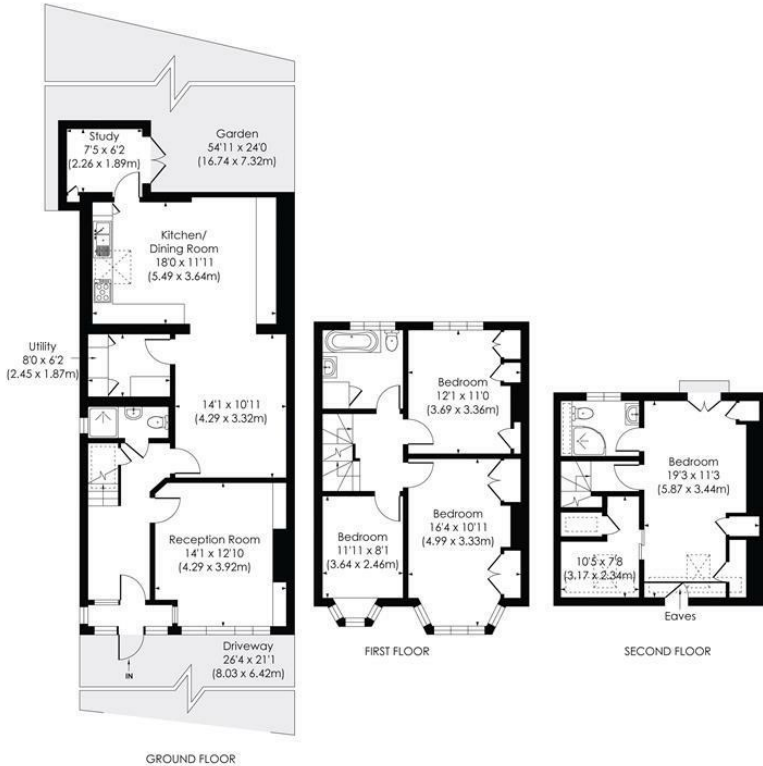
**NO ONWARD CHAIN - This fantastic FOUR DOUBLE BEDROOM, THREE BATHROOM end of Terrace 1930's Blay House has a wider than average rear garden, off street parking for two cars and a superb rear extension with separate study, utility room and downstairs shower room.**

**An excellent first/second time purchase that is perfectly located for Raynes Park Station, High Street and well regarded local schools. There is also a lovely separate reception room, modern family bathroom, spacious master bedroom with ample storage and en-suite shower room.**



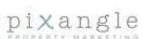
**WESTWAY, SW20**

Approx. Gross Internal Floor Area  
**1725 Sq. Ft/160.21 Sq. m (Excluding Eaves Storage)**



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80		
D	55-68	64	80
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Four Double Bedroom, Three Bathroom
- 1930's End Of Terrace Blay House
- Off Street Parking For Two Cars
- No Onward Chain
- Easy Access To Raynes Park Station And High Street
- Wider Than Average Rear Garden
- Utility Room And Downstairs Shower Room
- Superb Kitchen Extension With Separate Study
- EPC - D
- Council Tax Band - E

**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**

