

**Southway
Raynes Park, SW20 9JQ**

Guide Price £825,000 Freehold



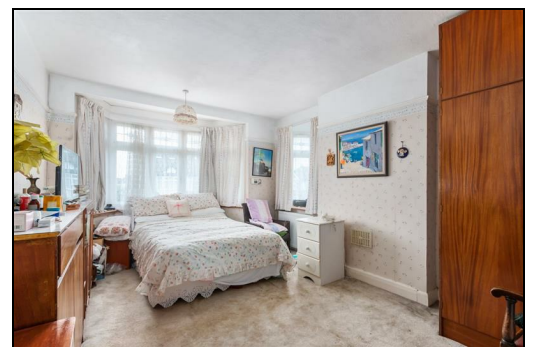
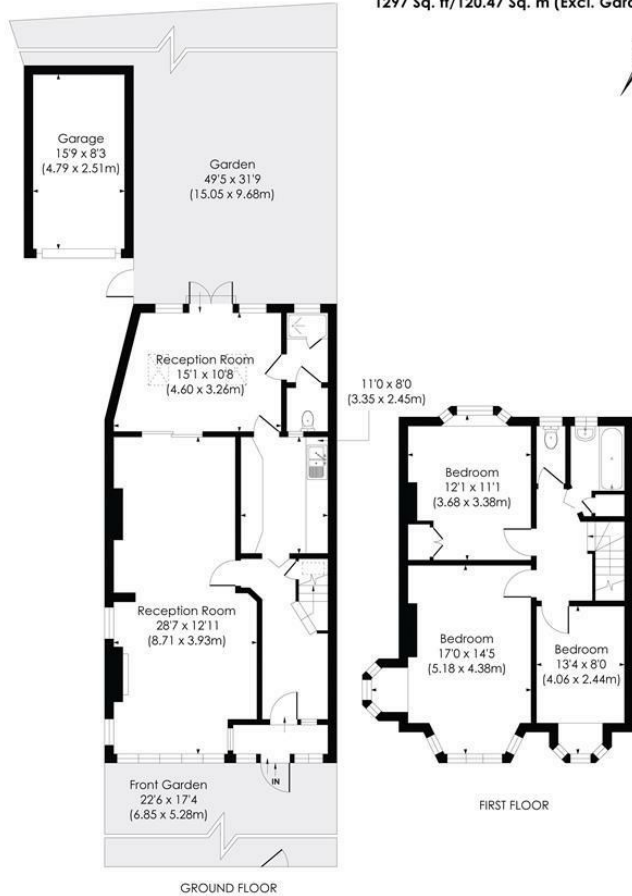
This spacious THREE DOUBLE BEDROOM rear extended, end of terrace 1930's Blay house has a superb 49ft South Facing garden with views on to the All England Lawn Tennis Club and a separate garage. Perfectly located for access to Raynes Park, Motspur Park and Morden. Offering excellent potential to extend to the loft s.t.p.p. There is also a shared driveway, good sized entrance hall, a large through lounge, a separate kitchen, a downstairs toilet/shower room and bathroom and separate w.c. Offered to the market with no onward chain.

SOUTHWAY, SW20

Approx. Gross Internal Floor Area

1432 Sq. ft/132.99 Sq. m (Incl. Garage)

1297 Sq. ft/120.47 Sq. m (Excl. Garage)



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 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.

- Three Double Bedroom
- 49ft South Facing Garden
- Garage and Shared Driveway
- Views over All England Lawn Tennis Club
- No Onward Chain
- Rear Extension with Shower Room/Toilet
- Potential To Extend S.T.P.P
- Easy Access to Raynes Park Station
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs	A		
(81-91)	B		81
(69-80)	C	64	
(55-68)	D		
(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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