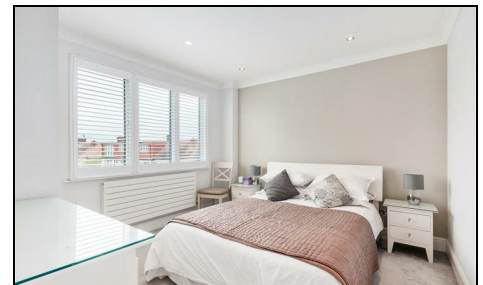


## Westway Raynes Park, SW20 9LR

£1,000,000 Freehold



**This exceptional FIVE DOUBLE BEDROOM, TWO BATHROOM fully extended 1930's Blay House has a stunning "apex roofed" rear extension with bi folding doors on the West facing garden is ideally located for Raynes Park and Motspur Park. With off street parking to front, entrance hall with ample storage, downstairs w.c, separate front reception room, two modern bathrooms and five bedrooms.**

## WESTWAY, SW20

Approx. Gross Internal Floor Area

1662 Sq. ft/154.39 Sq. m (Including reduced height)

1586 Sq. ft/147.38 Sq. m (Excluding reduced height)

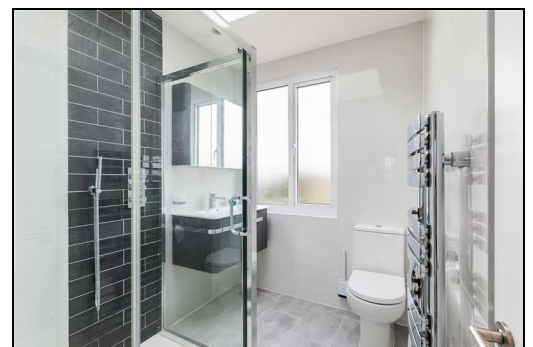
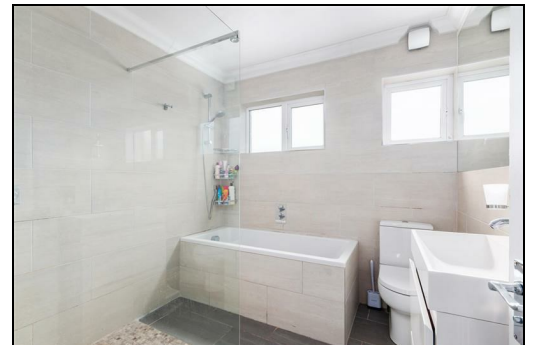


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Five Double Bedroom - Two Bathroom
- 1662 sqft - 1930's Mid Terrace Blay House
- Attractive West Facing Garden
- Exceptional Loft and Rear Extension
- Easy Access To Raynes Park Station
- Off Street Parking To Front
- Separate Front Reception Room
- Downstairs W.C
- EPC Rating - C
- Council Tax Band - E



| Energy Efficiency Rating                    |          | Current                 | Possible |
|---|----------|-------------------------|----------|
| Very energy efficient - lower running costs |          |                         |          |
| A   | (91-100) |                         |          |
| B   | (81-90)  |                         |          |
| C   | (69-80)  |                         |          |
| D   | (55-68)  |                         |          |
| E   | (39-54)  |                         |          |
| F   | (21-38)  |                         |          |
| G   | (1-20)   |                         |          |
| Not energy efficient - higher running costs |          |                         |          |
| England & Wales                             |          | 76                      | 84       |
|   |          | EU Directive 2002/91/EC |          |

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