

**Beverley Way
Raynes Park, SW20 0AW**

£3,750 PCM



BEAUTIFUL FOUR BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE with off street parking. Located within easy reach of popular primary and secondary schools, both Raynes Park and New Malden Train Stations, and the A3. The property features a FANTASTIC KITCHEN/RECEPTION ROOM with full width bifolding doors to a beautiful, large garden. The ground floor also features a separate reception room, study/further bedroom with ensuite shower room, and utility room. The first floor features two good size double bedrooms, family bathroom and two single rooms, making an idea study. EPC band C. Kingston Council Tax - Band E. ** PETS CONSIDERED **

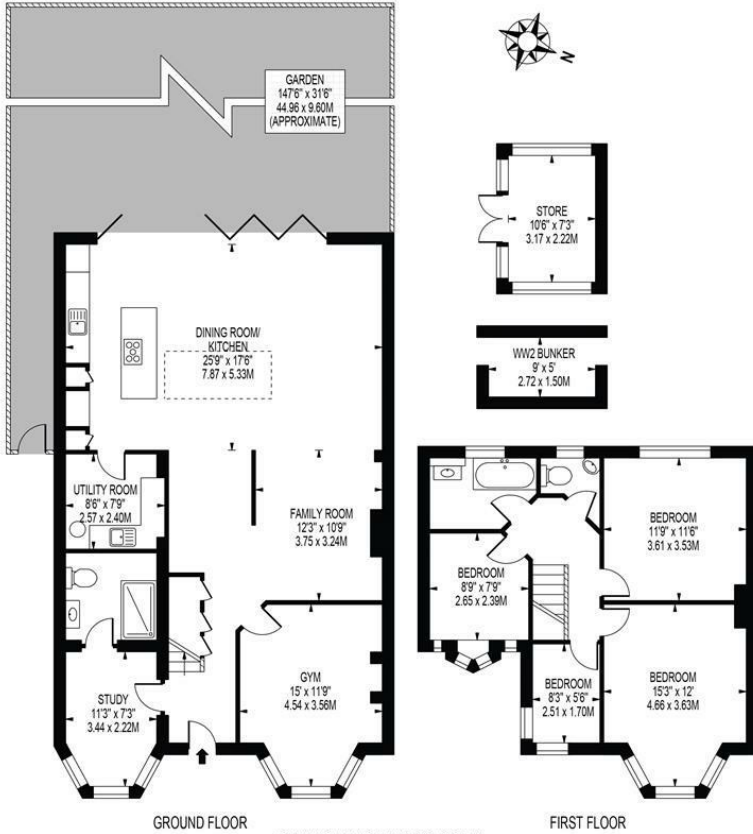
BEVERLEY WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1695 SQ FT - 157.47 SQ M

(EXCLUDING WW2 BUNKER & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WW2 BUNKER: 44 SQ FT - 4.08 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 76 SQ FT - 7.04 SQ M



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.

- Spacious four bedroom semi detached house
- Off street parking
- Large well kept garden
- Two bathrooms
- Stunning kitchen/reception room
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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