

## Linkway Raynes Park, SW20 9AT

**£1,150,000 Freehold**



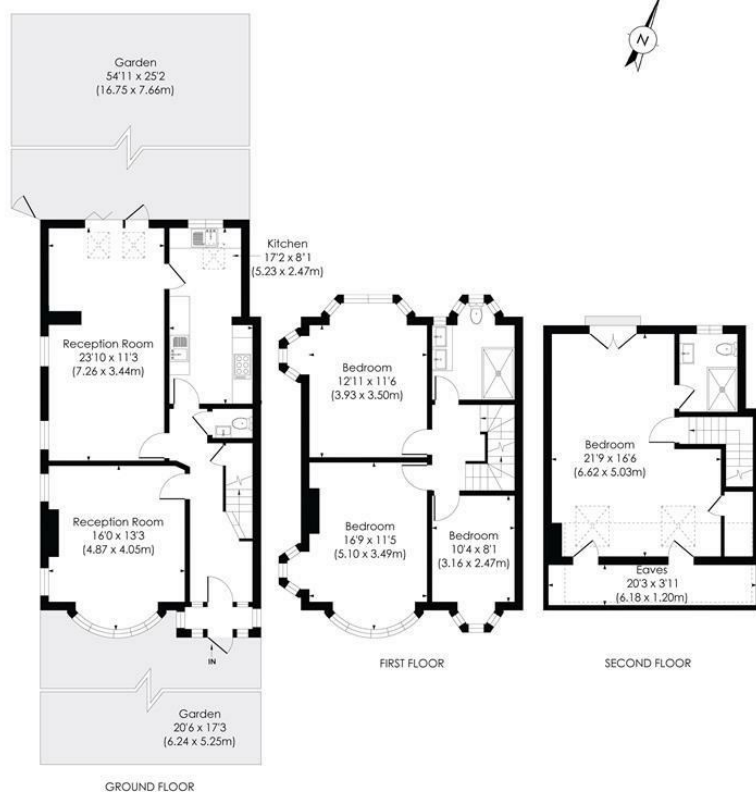
This impressive 1,769 sqft FOUR DOUBLE, TWO BATHROOM, fully extend Semi Detached "Cardinal Blay" House has views over the open space of Raynes Park High School Sports Ground. This is an excellent family home that is located only 0.5 miles from Raynes Park High street and Station. There is off street parking to the front for two cars, useful side access, low maintenance 54'ft rear garden, a large entrance hall, a spacious separate reception room, a downstairs W.C, an extended dining family room with bi folding doors onto the rear garden and a modern fitted kitchen. On the first floor there are three good size double bedrooms and a modern family bathroom. The loft has also been converted creating an exceptionally spacious principal bedroom with beautiful shower room. NO ONWARD CHAIN.

## LINKWAY, SW20

Approx. Gross Internal Floor Area

1769 Sq. ft/164.35 Sq. m (Including reduced height)

1628 Sq. ft/151.25 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.

- Four Double Bedroom - Two Bathroom
- 1,769 sqft Semi Detached Cardinal Blay House
- Off Street Parking and Side Access
- Views over Raynes Park High School Sports Ground
- Low Maintenance 54'ft Rear Garden
- Extended Modern Kitchen - Downstairs W.C
- Exceptionally Spacious Principal Bedroom with En Suite
- NO ONWARD CHAIN
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		82
B (81-90)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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