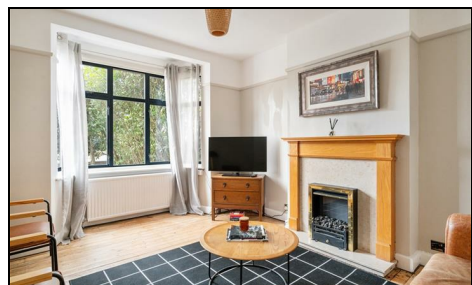


## Merton Mansions, Bushey Road Raynes Park, SW20 8DG

**£700,000 Freehold**



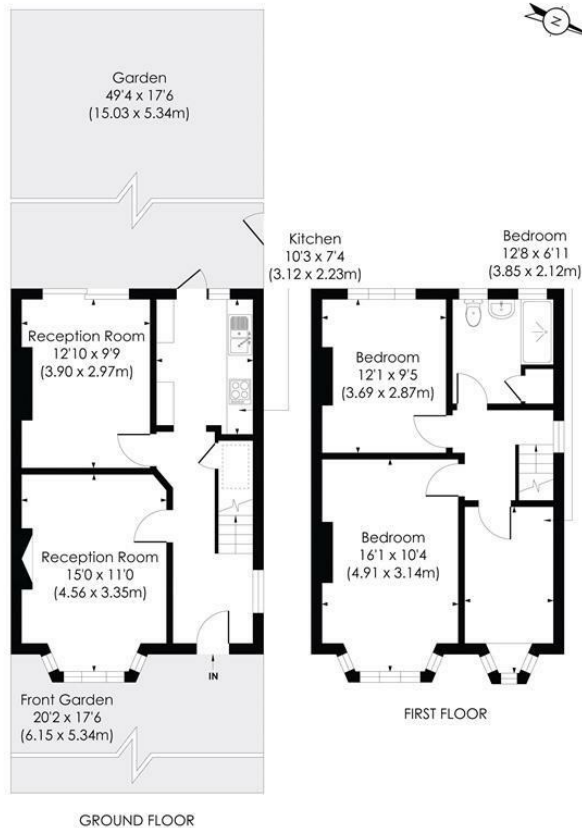
**This fantastic THREE DOUBLE BEDROOM, 1930s Detached House has off street parking, separate garage and West facing garden. Perfectly located for Wimbledon Chase and Raynes Park Stations. There is also two reception rooms, separate kitchen and modern bathroom. Potential to extend S.T.P.P sold with no onward chain.**



## MARTIN WAY, SW20

Approx. Gross Internal Floor Area

949 Sq. ft/88.15 Sq. m

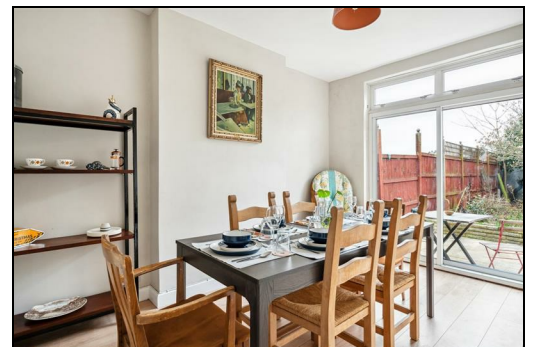


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Three Double Bedroom - Detached House
- West Facing Garden
- Well Presented Throughout
- Separate Garage and Parking to Front
- Close to Raynes Park Station
- Close to Wimbledon Chase Station
- No Onward Chain
- Potential To Extend S.T.P.P
- EPC - D
- Council Tax Band - E



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         | 88        |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 57      |           |
| 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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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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