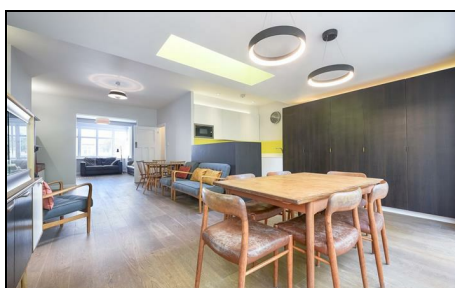
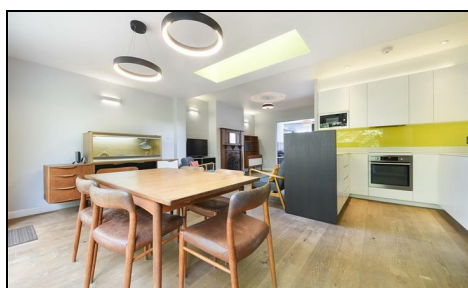


## Fairway Raynes Park, SW20 9DN

£3,800



**FANTASTIC FOUR BEDROOM, TWO BATHROOM "Blay House" with off street parking, ideal for commuters located just 5 minutes walk from Raynes Park station and amenities, and close to the A3. The property features a wonderful, spacious open plan kitchen/reception room with great light and large doors opening to the garden, as well as benefiting from a ground floor toilet. To the first and second floors are four double bedrooms, to include a master bedroom with ensuite shower room plus family bathroom.**

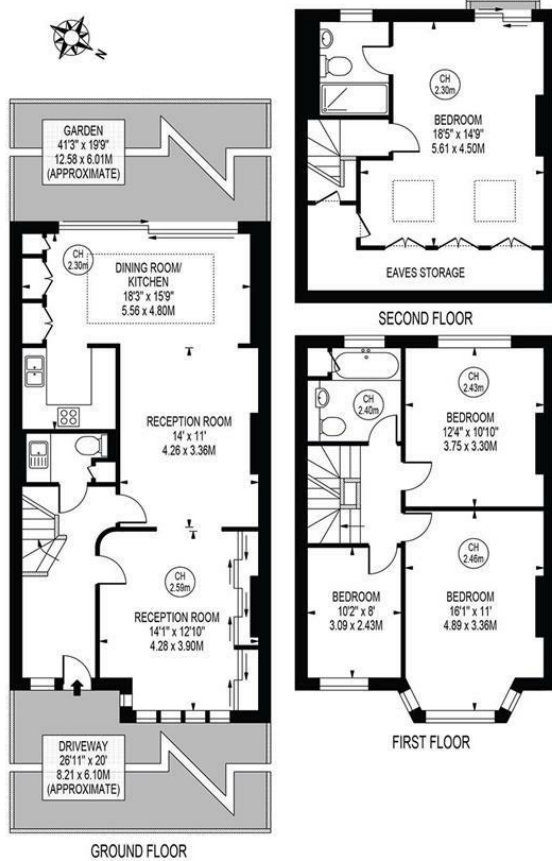
**EPC band C. Council tax band E.**



## FAIRWAY RAYNES PARK

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1631 SQ FT - 151.52 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 84 SQ FT - 7.81 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Fantastic condition throughout
- Four good size bedrooms
- Two bathrooms plus ground floor toilet
- Off street parking
- Pets considered
- 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		71	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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