

# Wills & Smerdon

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2 Blenheim Close

Raynes Park, London SW20 9BD





A spacious 3 bedroom semi-detached home in a tranquil residential close with beautiful south facing garden just 0.6 mile walk from Raynes Park mainline station





## 2 Blenheim Close Raynes Park, London

We are delighted to bring to market this spacious 3 bedroom family home situated in a quiet residential cul-de-sac, perfectly situated for the fabulous amenities which abound in the area.

To the front of the house is private driveway parking along with a detached garage with the remainder of the front gardens having been expertly landscaped with a variety of specimen planting which provides excellent privacy.

Once over the threshold, the spacious reception hall has the benefit of a good sized downstairs cloakroom of a size which could be converted into a shower/wet room. From the hall there is access into the large lounge/dining room which soaks in the light from the windows and doors which overlook the South facing terrace and gardens, complete with a focal point Minster fireplace.

Also accessible directly from the reception hall is the kitchen/breakfast room which also has a side access door and could easily be opened up into with the dining area of the living room, to create a wonderful day space for the growing family.

On the first floor there are 3 excellent bedrooms, (two large doubles and a generous single), along with a modern family bathroom with shower above the bath.

The rear gardens, like the front, have been beautifully stocked with an array of specimen trees and shrubs, enjoying a due South aspect with a paved sun terrace which leads onto lawn, with a pathway which gives side access to the garage, beyond which is a timber outbuilding/summerhouse which would make the perfect spot for anyone wishing to install a Work From Home facility.

With the current property having never been extended, the property will benefit from Permitted Development Rights to be enlarged, and subject to the usual consents, and certainly has the plot and location to provide an excellent return on further investment should a larger extension programme be considered by the next owner.

For anyone new to the area, Blenheim Close is a tranquil close off Grand Drive which is just a 0.6 mile walk from Raynes Park Station where there are a raft of local shops including Waitrose, in addition to a choice of both State & Private schools, and a variety of Sports Clubs to complement the open spaces of the local Nature Reserve at the nearby Cannon Hill Common.

Tenure: Freehold Merton Borough Council Tax Band: F All mains services connected.

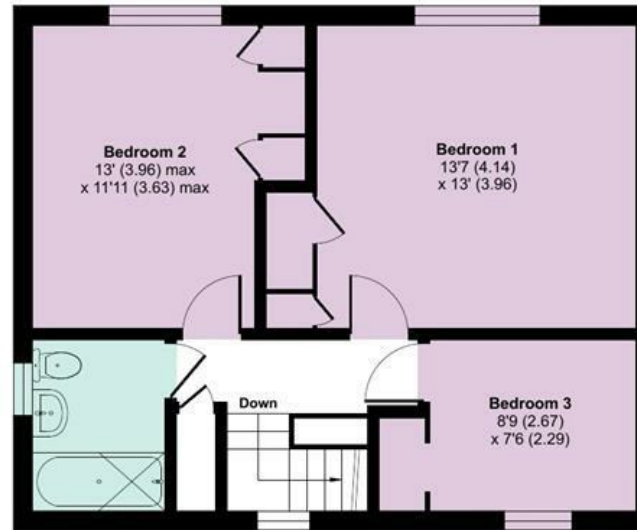
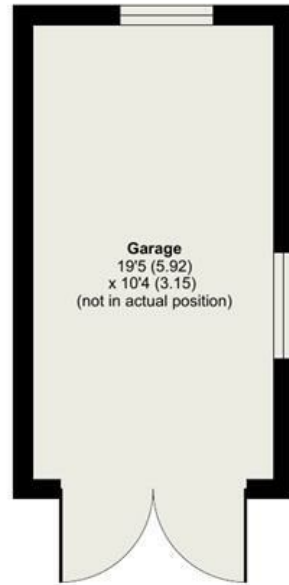


Approximate Area = 1076 sq ft / 99.9 sq m

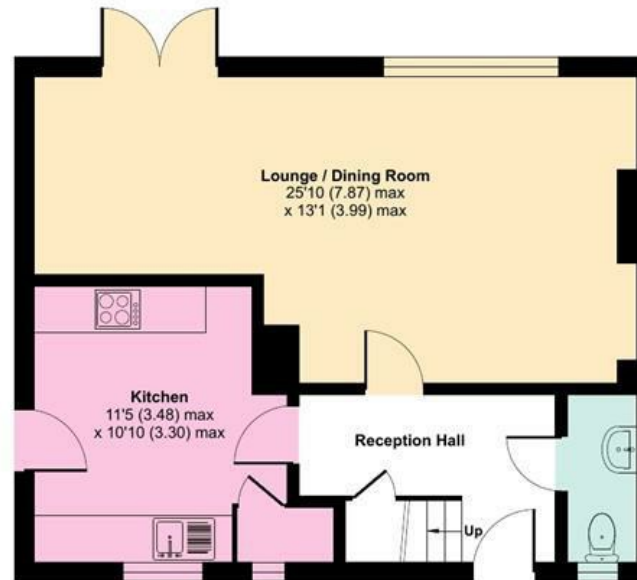
Garage = 202 sq ft / 18.7 sq m

Total = 1278 sq ft / 118.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## DIRECTIONS

From Raynes Park Station proceed along Grand Drive (B279) for approx. 1/2 mile, turning right into Blenheim Road. Take the second turning on the left into Blenheim Close, where No. 2 will be found second on the right after the left hand bend.  
[///nation.foil.goes](http://nation.foil.goes)

