

## Meadow Close Raynes Park, SW20 9JB

**£1,100,000 Freehold**



This truly exceptional 1,726 sqft/160 sqm **FOUR DOUBLE BEDROOM, TWO BATHROOM** 1930's end of terrace Blay house has been modernised meticulously and with no expense spared to the very highest order and benefits from many **SIGNATURE** features. There is a charming entrance hall with shoe and coat storage, a lovely separate front reception room with plantation shutters and ornate fireplace, a downstairs W.C, a useful utility room and an impressive, extended 7.43m x 5.49m kitchen/dining/entertaining room with Quartz worktops, boiling tap, herringbone wood flooring, lantern skylight and bi-folding doors onto the landscaped garden. On the first floor there is a luxurious four piece family bathroom with feature lighting and three double bedrooms. The loft has also been converted creating a superb principal bedroom with custom fitted wardrobes and a fabulous en suite shower room. Located within easy access to Raynes Park High Street, Station and Cannon Hill Common.



- 1,726 sqft/160sqm - Four Double Bedroom - Two Bathroom
- 1930's End Of Terrace Blay House With Parking
- Finished To The Highest Standard Throughout
- Stunning Kitchen/Dining/Entertaining Room
- Fabulous Principal Bedroom And Stylish Bathroom
- Utility Room And Downstairs W.C
- Beautiful Landscaped Garden With Side Access
- Easy Access To Raynes Park Station And High Street
- EPC - TBC
- 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	

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