

## Linkway Raynes Park, SW20 9AU

£1,000,000 Freehold



A beautifully maintained four-bedroom semi-detached home, ideally situated on a sought-after road within walking distance from Raynes Park high street and station. The property benefits from a mature, south-facing garden, perfect for outdoor entertaining, along with off-road parking and a garage.

Inside, the home offers generous living space, including a bright and airy conservatory overlooking the garden. The property has been thoughtfully extended into the loft, creating additional versatile accommodation.

This is a superb opportunity to acquire a well-presented family home in a highly desirable location with excellent transport links.

Linkway, SW20  
 Approximate Gross Internal Area:  
 139.50 sq m / 1502 sq ft  
 (Excluding restricted height  
 under 1.5m (5ft 11 in) 1444 ft)  
 (G.I. = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Four Bedroom - Two Bathroom
- Generous Living Space
- Loft Extension
- Bright Conservatory Overlooking Garden
- South Facing Garden
- Garage & Off-Road Parking For Two Cars
- Excellent Transport Links
- Close To Raynes Park Station & Shops
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(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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