

## Southway Raynes Park, SW20 9JH

£800,000 Freehold



**This spacious 1,625 sqft FOUR DOUBLE BEDROOM, TWO BATHROOM 1930's Mid-Terrace "Blay" house has a fantastic open plan kitchen/dining/family room, a larger than average separate front reception room, a downstairs W.C, off street parking to the front, a good sized rear garden with home office and a fabulous sized master bedroom with en suite shower room. Ideally located for access to Raynes Park High Street and Station, Cannon Hill Common and a selection of well-regarded schools. NO ONWARD CHAIN.**

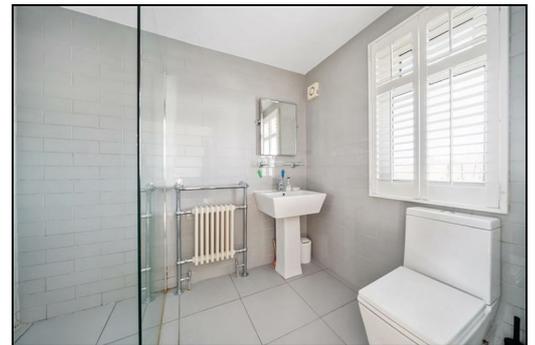
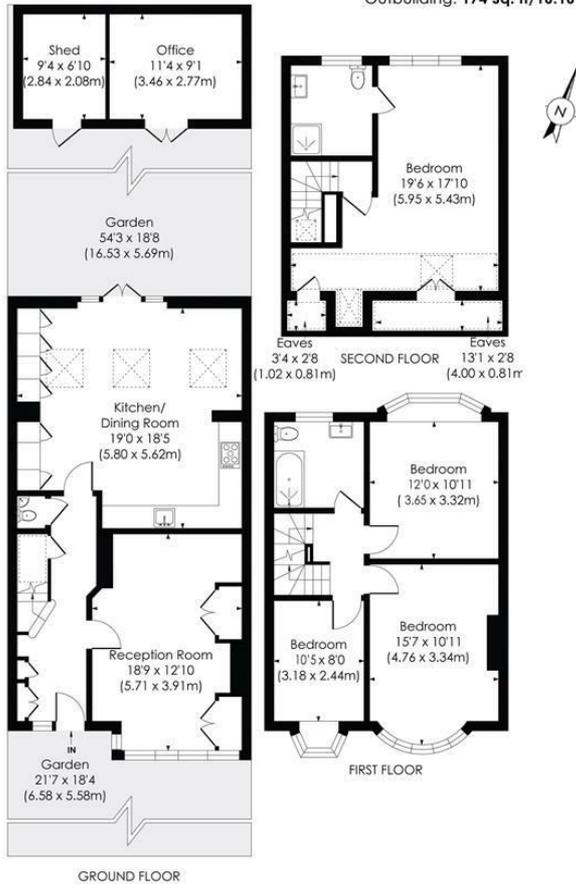
**SOUTHWAY, SW20**

Approx. Gross Internal Floor Area

**1625 Sq. ft/150.93 Sq. m** (Including Reduced Height)

**1507 Sq. ft/140.03 Sq. m** (Excluding Reduced Height)

Outbuilding: **174 Sq. ft/16.16 Sq. m**



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.

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- Four Double Bedroom - Two Bathroom - Downstairs W.C
- 1,625 sqft - 150.93 sqm - Mid-Terrace "Blay" House
- Off Street Parking And Good Sized Rear Garden
- Superb Open Plan Kitchen/Dining/Family Room
- Larger Than Average Separate Front Reception Room
- Close To Cannon Hill Common
- Easy Access To Raynes Park Station And High Street
- No Onward Chain
- EPC - 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		73	82
(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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