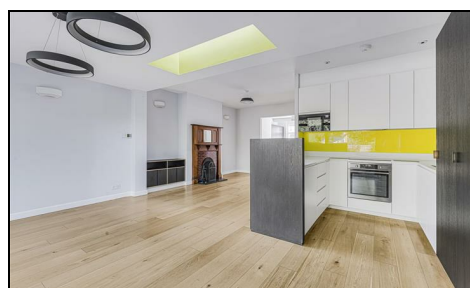


## Fairway Raynes Park, SW20 9DN

**£1,050,000 Freehold**

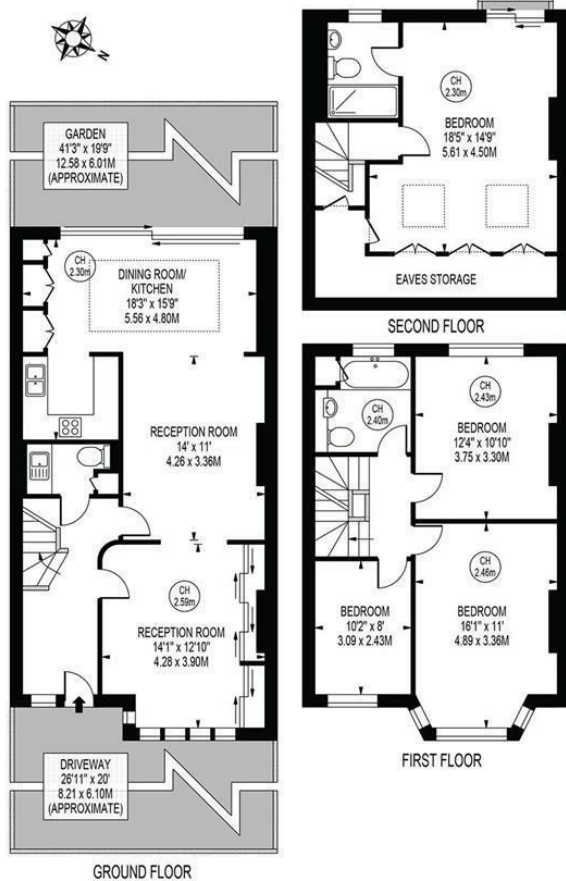


This beautifully presented four double bedroom, two bathroom, fully extended 1930s Blay House has off-street parking for two cars, a wonderful west-facing rear garden with open views across playing fields and no onward chain. Ideally positioned within a desirable cul-de-sac just 0.3 miles from Raynes Park High Street and station. There is a spacious entrance hall that features useful understairs storage and a downstairs W.C and the ground floor thoughtfully extended to create a stunning open-plan living environment, incorporating a kitchen, dining and family room. This impressive space benefits from an ornate fireplace, underfloor heating, hardwood flooring, plantation shutters and a high-specification kitchen, extensive built-in storage and full-height sliding doors with fitted blinds opening onto the secluded garden. The first floor comprises three generous double bedrooms with underfloor heating and a stylish contemporary family bathroom. On the top floor, the exceptional master bedroom offers built-in storage and a modern en suite shower room. With spacious and versatile accommodation, attractive open views and a highly convenient location, this outstanding home presents a rare opportunity to acquire a turnkey family property in one of the area's most sought-after residential settings.

## 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.

- Four Bedroom - Two Bathroom - 1631 sqft
- 1930's Mid Terrace Blay House
- 0.3 Miles To Raynes Park Station And High Street
- Beautifully Presented Throughout
- Off Street Parking For Two Cars
- West Facing Garden With Views Over Playing Fields
- Downstairs W.C
- No Onward Chain
- EPC - D
- Council Tax Band - E



| Energy Efficiency Rating                                                                                                                                                               |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                | Potential |
| 64                                                                                                                                                                                     | 79        |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           |
| England & Wales<br>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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