

Westway Raynes Park, SW20 9LR

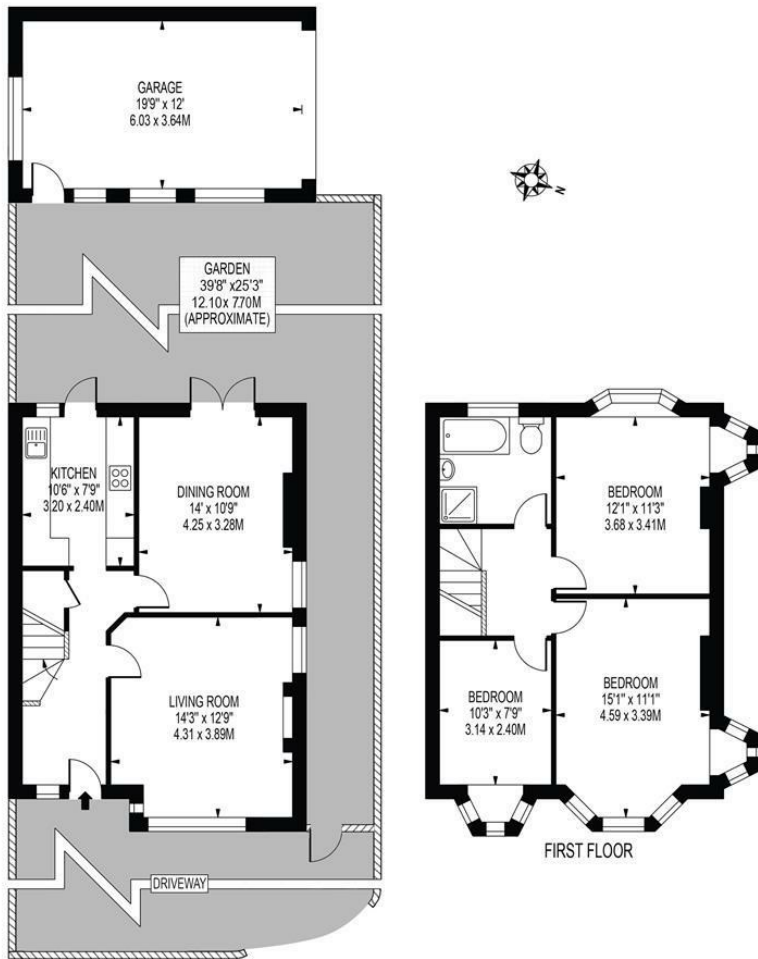
£785,000 Freehold



A beautifully presented and recently redecorated three-bedroom end-of-terrace 1930s Blay house, situated on a sought-after corner plot just 0.6 miles from Raynes Park Station. The property benefits from off-street parking, a separate garage and a sunny west-facing garden. Offered to the market with no onward chain, it also provides exciting scope to extend into the loft and to the rear (subject to planning permission), making it an ideal opportunity for buyers looking to create additional living space and add value.

WESTWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1051 SQ FT - 97.61 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 236 SQ FT - 21.95 SQ M



GROUND FLOOR

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.

- Three Double Bedroom
- Unextended 1930's Blay House
- End Of Terrace With Garage
- West Facing Garden
- 0.6 Miles To Raynes Park Station
- Recently Redecorated
- Potential To Extend S.T.P.P
- No Onward Chain
- EPC Rating - 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		
(55-68) D	58	78
(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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