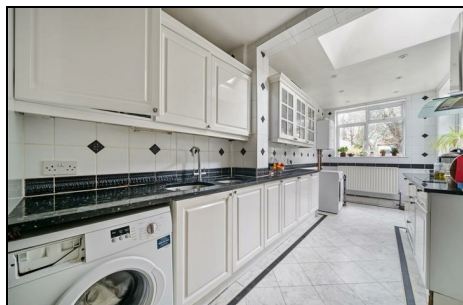


## Parkway Raynes Park, SW20 9HE

£985,000 Freehold



**This fantastic 1,749 sqft FIVE BEDROOM, TWO BATHROOM Semi Detached "Blay" House is located on one of Raynes Park's most desired Roads next to Cannon Hill Common. There is off street parking to the front, two impressive reception rooms, an extended kitchen, a lovely 75'ft Rear garden and detached garage to the rear. On the first floor there are three double bedrooms and a family bathroom. The loft has also been converted creating two further bedrooms an a separate shower room. Potential to extend s.t.p.p - Offered to the market with no onward chain.**





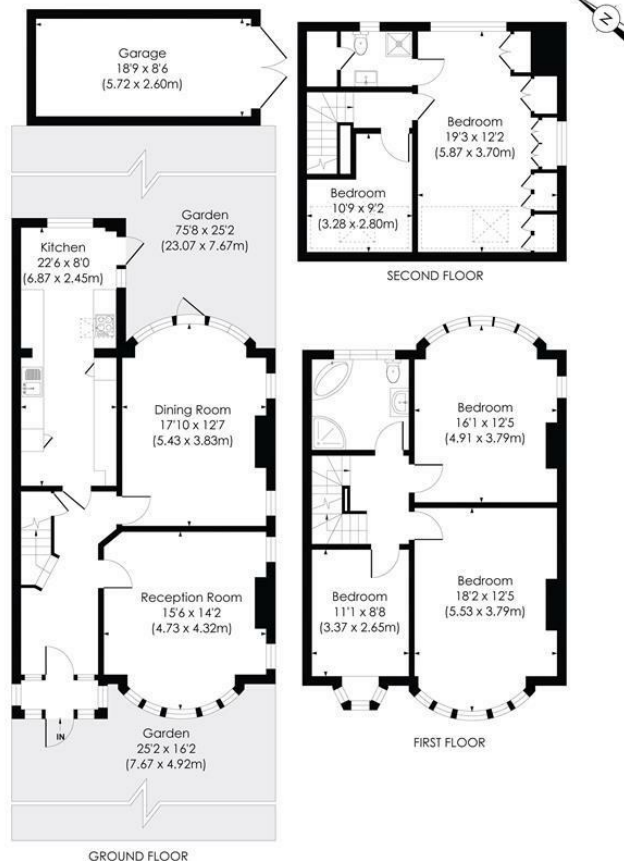
## PARKWAY, SW20

Approx. Gross Internal Floor Area

**1749 Sq. ft/162.48 Sq. m (Including reduced height)**

**1664 Sq. ft/154.62 Sq. m (Excluding reduced height)**

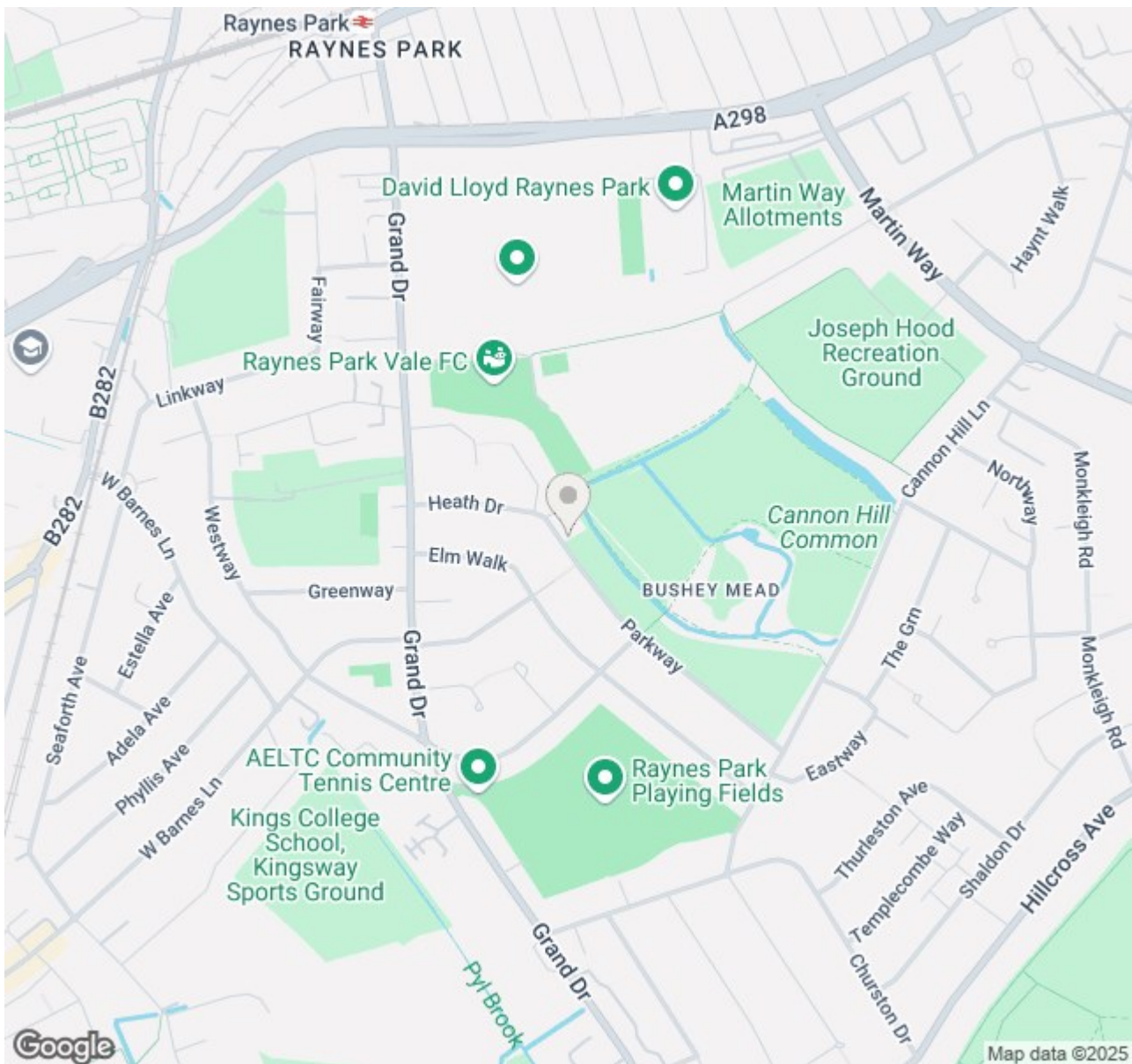
**(All Excluding Garage)**




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PROPERTY MARKETING

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.



- 1749 sqft - Five Bedroom - Two Bathroom
- Semi Detached " Blay" House
- 75'ft Rear Garden with Detached Garage
- No Onward Chain
- Premium Location Next to Cannon Hill Common
- Easy Access to Raynes Park Station
- Potential To Further Extend S.T.P.P
- Off Street Parking
- EPC -
- Council Tax Band -

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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