

## Elm Walk Raynes Park, SW20 9ED

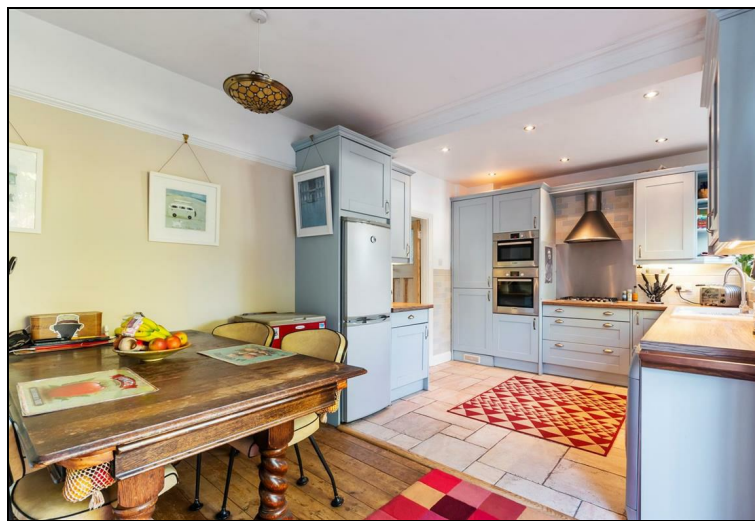
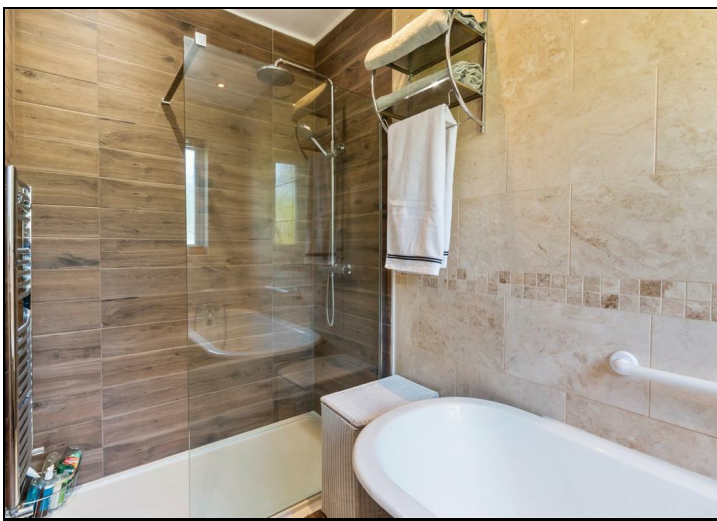
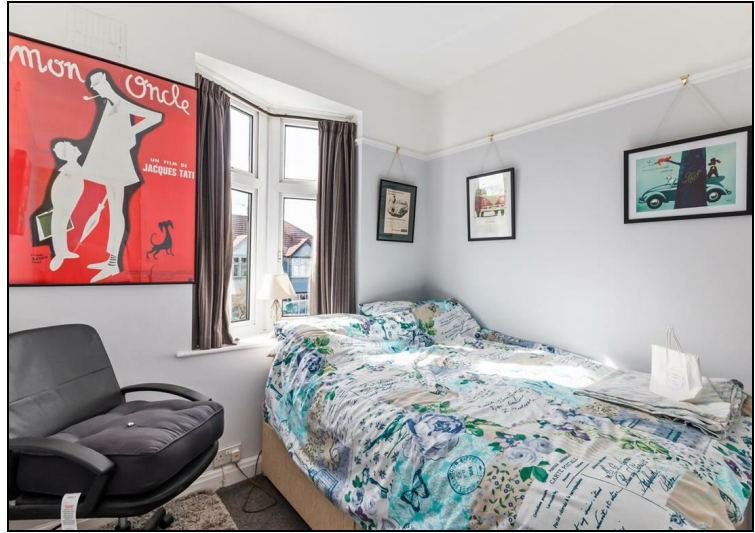
£850,000 Freehold



This charming **THREE DOUBLE BEDROOM**, "Bessant Brown built" Semi Detached house has an impressive 80'ft x 25'ft rear garden with side access and garage. Located on a desirable residential road moments from Cannon Hill Common and within easy access to Raynes Park Station and High Street. Additionally a minute's walk away there are bus stops with frequent services to Wimbledon for District Line trains and to Morden station for the Northern line. There is off street parking to front with E.V charging point and free on street parking.

It has a bright entrance hall with stained glass windows, re configured spacious reception room, lovely open plan "shaker style" kitchen/dining room with a recent 'Veissman' boiler, three double bedrooms and a modern four piece family bathroom.

This delightful property is a superb blank canvas that offers exceptional potential to the loft and rear subject to the usual consents.



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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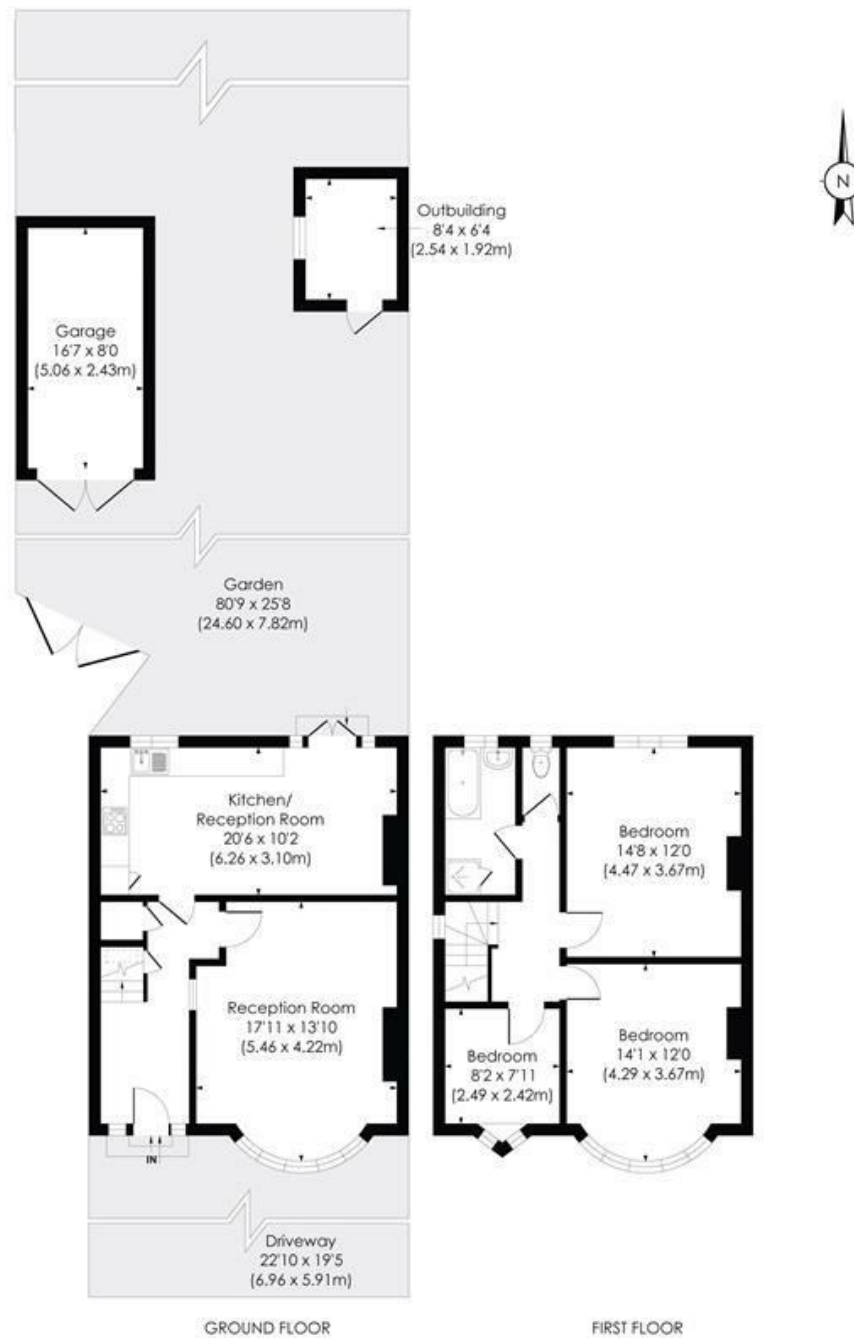
## ELM WALK, SW20

Approx. Gross Internal Floor Area

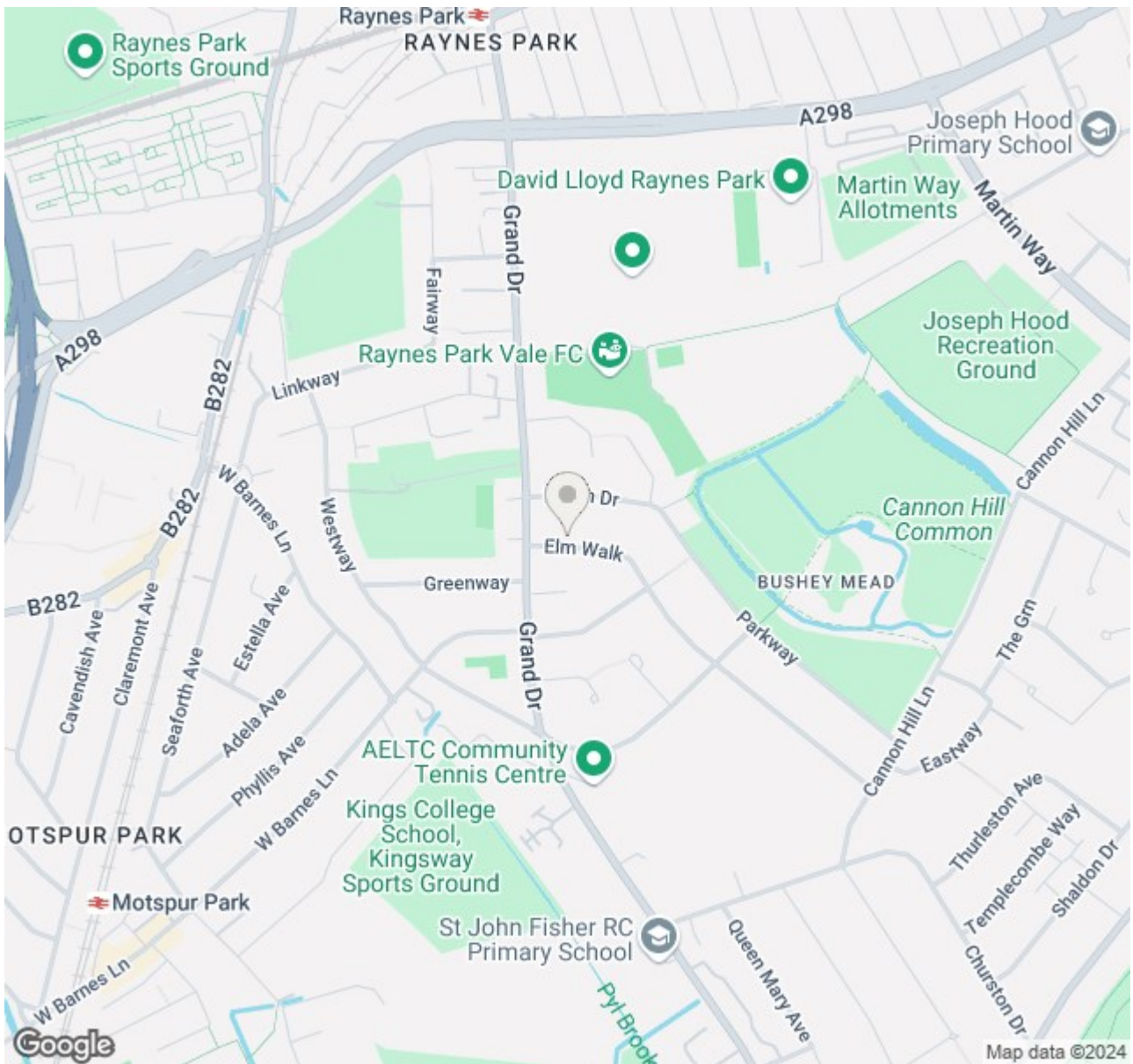
**1109 Sq. ft/103.03 Sq. m (Not Including Garage and Outbuilding)**

**Garage: 132 Sq. ft/12.30 Sq. m**


**Outbuilding: 53 Sq. ft/4.88 Sq. m**



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- Three Double - "Bessant Brown built" 1930's Semi Detached House
- Impressive 80'ft Rear Garden with Side Access and Garage
- Off Street Parking to Front with E.V charging point
- Moments from Cannon Hill Common
- Easy Access to Raynes Park High Street and Station
- Reconfigured Front Reception Room
- Lovely Shaker Style Open Plan Kitchen/Dining Room
- Exceptional Potential To Extend S.T.P.P
- EPC Rating - E
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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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