

**Westway
Raynes Park, SW20 9LT**

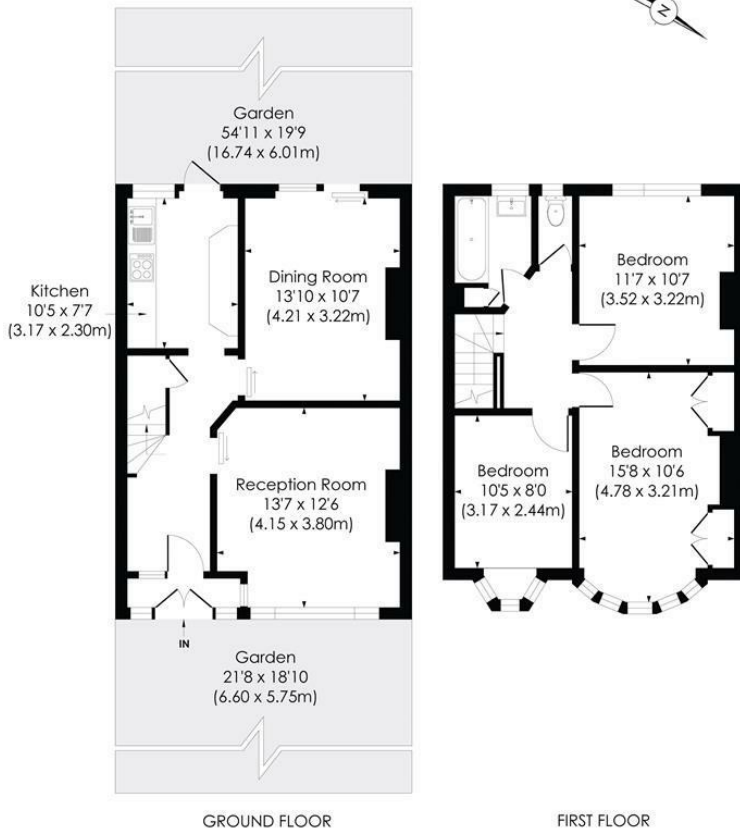
Fixed Asking Price £725,000 Freehold



WESTWAY, SW20 9LT - This well maintained, THREE DOUBLE BEDROOM, un-extended 1930's Blay House has a lovely 54'ft West Facing rear garden and is located within easy access to both Raynes Park and Motspur Park Stations. An excellent blank canvas for an incoming buyer to extend and finish to their own desired tastes subject to the usual planning consents. There are two good sized separate reception rooms, a neutrally decorated kitchen, three bedrooms and a separate bathroom and w.c.

WESTWAY, SW20

Approx. Gross Internal Floor Area
1014 Sq. Ft/94.16 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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- WESTWAY, SW20 9LT
- Three Double Bedroom - Un Extended Blay House
- 54'ft West Facing Rear Garden
- Excellent Potential to finish and extend s.t.p.p
- Well Maintained Throughout
- Two Separate Reception Rooms
- Neutrally Decorated Kitchen and Bathroom
- Easy Access to Raynes Park
- Easy Access to Motspur Park
- Merton Council Tax Band - E - EPC - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(49-60)	C		
(35-48)	D	56	
(19-34)	E		
(11-18)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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