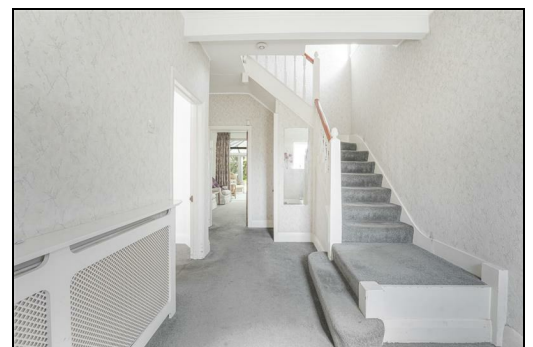


Grand Drive Raynes Park, SW20 9EA

£1,300,000 Freehold

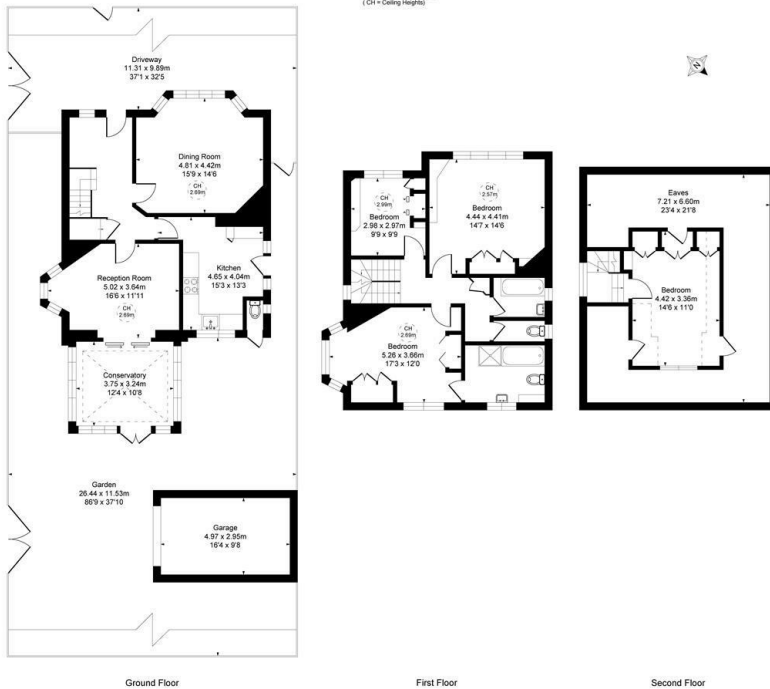


This impressive 2,413 sqft, **FOUR DOUBLE BEDROOM, TWO BATHROOM**, 1930s Detached "Blay" House has a superb 87ft rear garden, a detached garage and off street parking. A charming, long term family home, that is an excellent blank canvas for an incoming purchaser to finish and extend to their own desired tastes S.T.P.P. Set on an enviable corner plot of Heath Drive, moments to both Raynes Park High Street and Cannon Hill Common. On the ground floor there are two great sized reception rooms, a conservatory and a spacious kitchen with side access. The first floor has three double bedrooms, (principal with en suite) and a family bathroom. The loft has been converted creating an additional bedroom with eves storage. Offered to the market with no onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	56	83
EU Directive 2002/91/EC		

Grand Drive, SW20
Approximate Gross Internal Area
224.16 sq m / 2413 sq ft
(Excluding restricted heights
under 1.9m, 103.32 sq m / 1115 sq ft)
(GIA = Ceiling Heights)



- Four Double Bedroom - Two Bathroom
- 2413 sqft 1930s DETACHED "Blay" House
- 87ft Rear Garden - Detached Garage
- Envious Corner Plot close to Raynes Park Station
- Potential for Redevelopment S.T.P.P
- Exceptional Potential to Finish and Extend S.T.P.P
- Ideal Long Term Family Home - No Onward Chain
- Close to Cannon Hill Common
- EPC - D
- Council Tax Band - G

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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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