

**Westway  
Raynes Park, SW20 9LX**

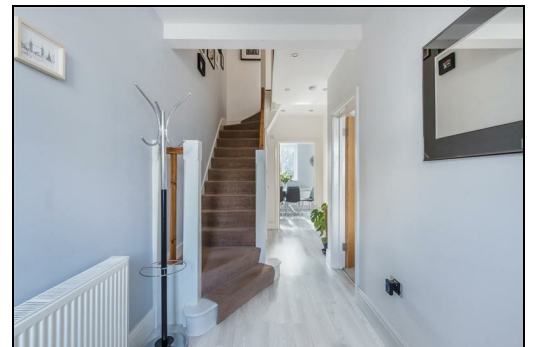
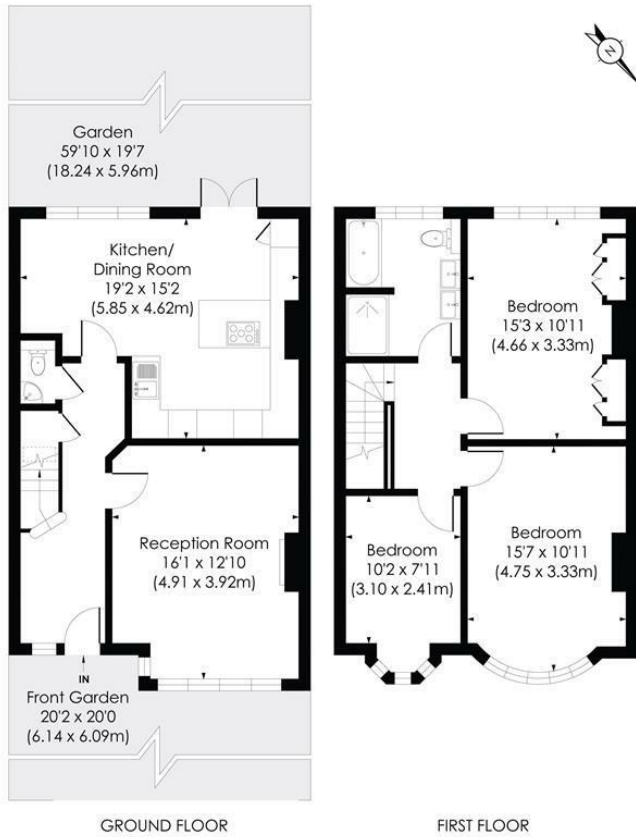
**£775,000 Freehold**



**This spacious and beautifully presented THREE DOUBLE BEDROOM, halls adjoining Blay house with large South West facing garden is an ideal family home perfectly positioned for well regarded schools and ideally located for transport links and amenities from Raynes Park, Motspur Park and Morden. Off street parking to the front, large rear garden, entrance hall with downstairs W.C, a separate front reception room and a fantastic open plan kitchen/dining room with doors to the rear garden. On the first floor there are three double bedrooms and a modern family bathroom. This property also has excellent potential to extend into the loft and to the rear (S.T.P.P).**

**WESTWAY, SW20**

Approx. Gross Internal Floor Area  
1172 Sq. ft/108.88 Sq. m



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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.

- Three Double Bedrooms
- Halls Adjoining
- South West Facing Garden
- Fantastic Open Plan Kitchen/Dining Room
- Downstairs W.C
- Potential To Extend S.T.P.P
- Close To Well Regarded Schools
- Off Street Parking
- EPC Rating - C
- Council Tax Band - E

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (82 plus)                                   | A |                         | 89        |
| (81-81)                                     | B |                         |           |
| (69-80)                                     | C | 70                      |           |
| (55-68)                                     | D |                         |           |
| (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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