

**60 Westway
Raynes Park, SW20 9LU**

£925,000 Freehold



This beautifully presented four double bedroom, two bathroom 1930's Blay house has an exceptional, extended 8m x 5m open plan kitchen/dining family room with Corian worktops, utility room and sliding doors that lead onto the landscaped rear garden and Tuin "Maria" log cabin. There is also off street parking to the front, a spacious separate reception room, downstairs W.C, three good sized double bedrooms on the first floor and a lovely family bathroom with underfloor heating and roll top bath. The loft has also been superbly extended creating a fabulous master bedroom suite with Juliet balcony and modern en-suite shower room that also features under floor heating. This is an excellent family home perfectly located for Raynes Park, Motspur Park and Cannon Hill Common.



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Four Double Bedrooms
- Two Modern Bathrooms
- Off Street Parking
- Fully Extended Blay House
- Fantastic Open Plan Kitchen/Dining/Family Room
- Separate Front Reception Room
- Landscaped Rear Garden With 'Tuin' Log Cabin
- Easy Access to Raynes Park & Wimbledon
- EPC Rating - E
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82+)		
B (69-81)		
C (55-68)		
D (46-54)		
E (39-45)		
F (31-38)		
G (13-20)		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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