

Grand Drive Raynes Park, SW20 9DY

£1,600,000 Freehold



This substantial 3,000 sq ft three double bedroom, two bathroom, period property, which also features a well appointed extension to the side creating additional space for an annexe, suitable for home office, games room or additional bedrooms. Together with a large rear garden, garage and parking for 4-6 cars.

Located close to Raynes Park Station and High Street and within easy access to Wimbledon and the A3 routes out of London.

The main residence offers two large reception rooms, spacious kitchen, conservatory, utility, three large bedrooms and two bathrooms. Potential to extend in to the loft space s.t.p.p. This sale will also include a decommissioned BT repeater station now empty and useful for storage.

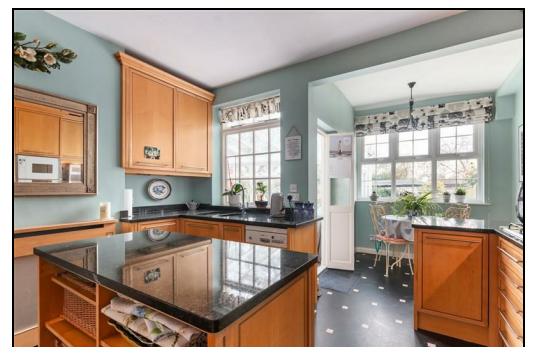
Grand Drive, SW20

Approximate Gross Internal Area
Ground Floor = 150.3 sq m / 1618 sq ft
First Floor (Excluding Eaves / Eaves Store)
121.3 sq m / 1306 sq ft
Garage = 26.5 sq m / 285 sq ft
Store = 10.1 sq m / 109 sq ft
Total = 263.2 sq m / 3318 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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- Three Double Bedrooms
- Two Bathrooms
- Extended To Side Ideal As An Annexe
- Car Park For 4-6 Cars
- Large Rear Garden
- Close To Raynes Park Station And High Street
- Detached Garage
- NO ONWARD CHAIN
- EPC - D
- Council Tax - G



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	60
(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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