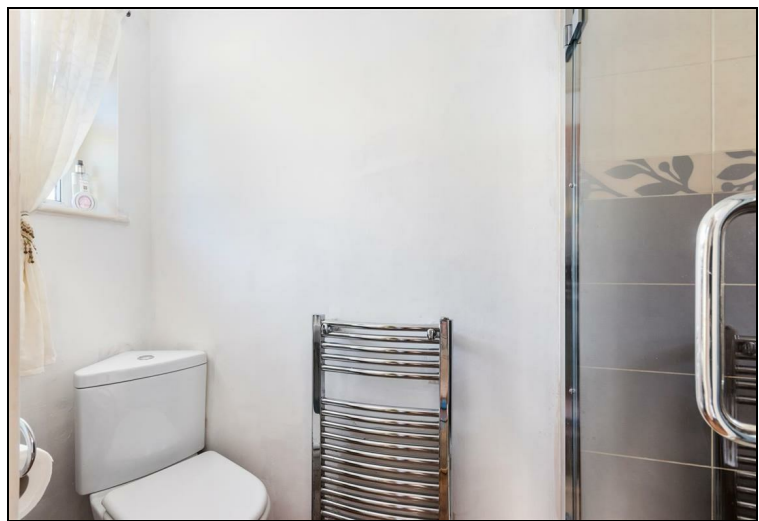
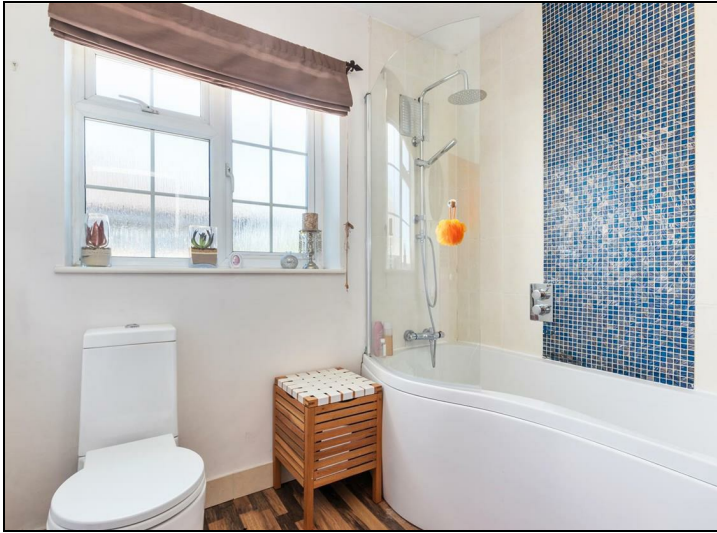


## Blenheim Close Raynes Park, SW20 9BD

Offers In Excess Of £785,000 Freehold

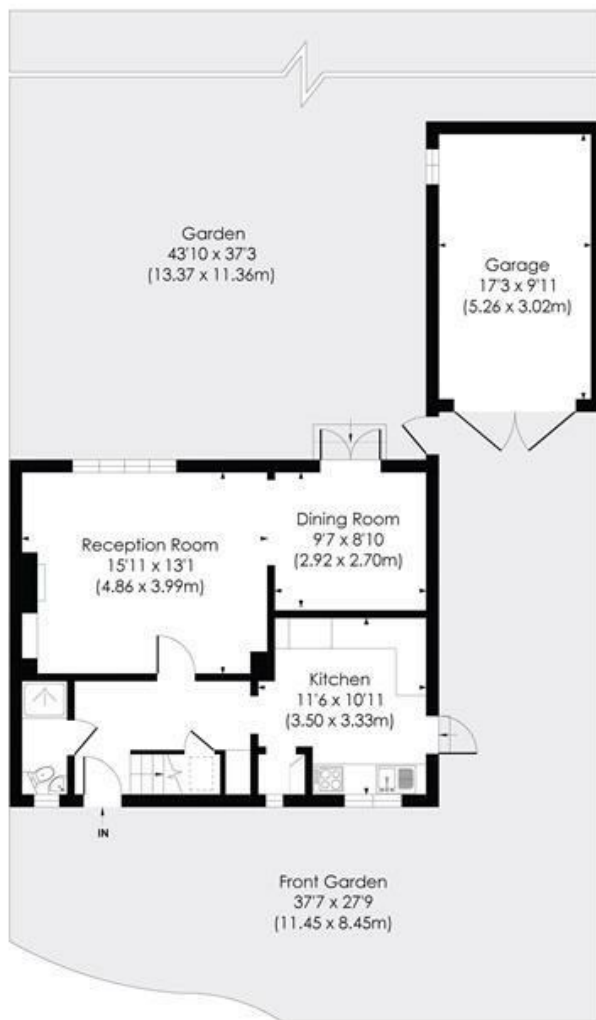


**\*\* RARE TO THE MARKET \*\*** This superb (1114 sqft - 103.47 sqm) **THREE BEDROOM**, Semi Detached house has a lovely South facing garden, a separate garage and no onward chain. Located in a lovely cul-de-sac only 0.6 Miles to Raynes Park High Street, Station and amenities. There is an excellent sized reception room, a down stairs w.c/shower room, a spacious kitchen and a separate dining room. On the first floor there are two excellent sized double bedrooms, one good sized single bedroom and a modern family bathroom.



## BLENHEIM CLOSE, SW20

Approx. Gross Internal Floor Area  
1114 Sq. ft/103.47 Sq. m (Excluding Garage)

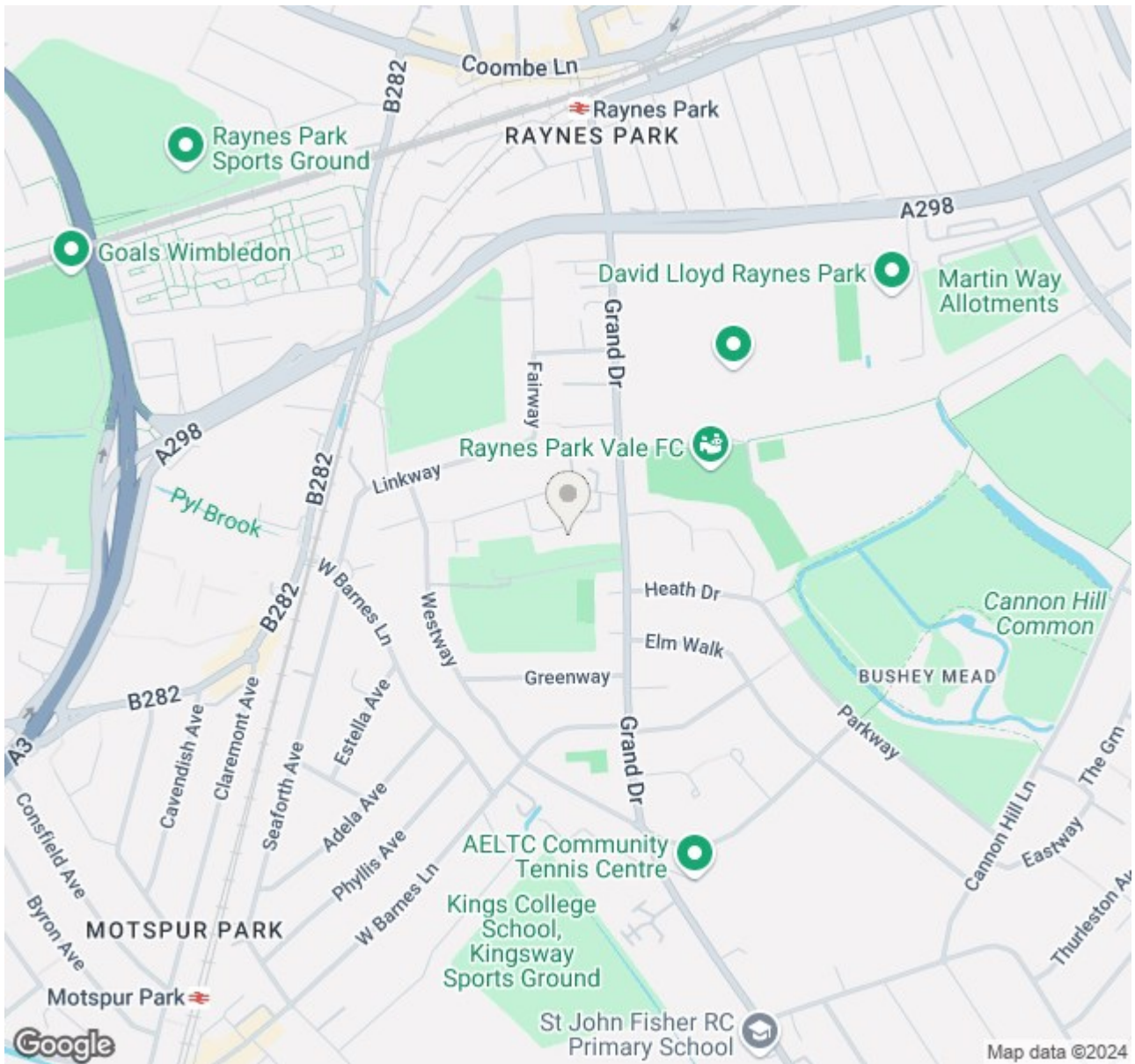


GROUND FLOOR




FIRST FLOOR

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- Three Bedroom - 1114 sq.ft - 103.47 sq.m
- Semi Detached House
- Desirable Cul-De-Sac Location
- South Facing Garden - Separate Garage
- Off Street Parking - Downstairs W.C
- Potential To Extend S.T.P.P
- Close to Raynes Park Station
- No Onward Chain
- EPC Rating - C
- Council Tax Band - F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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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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