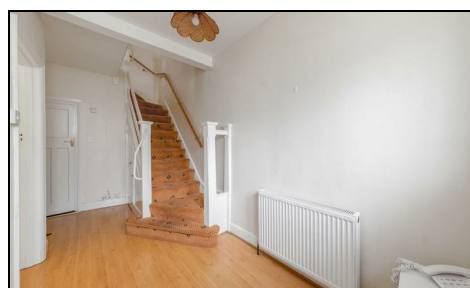


**Elm Walk
Raynes Park, SW20 9EF**

Guide Price £775,000 Freehold



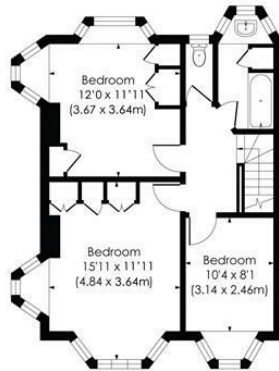
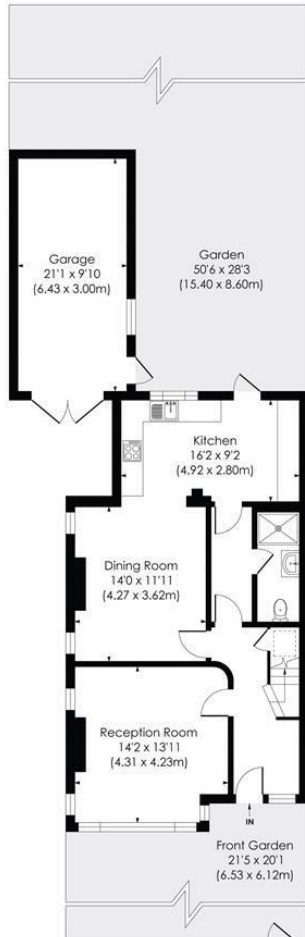
NO ONWARD CHAIN - This imposing 1,271 sqft **THREE DOUBLE BEDROOM**, rear-extended 1930's End of Terrace Blay house with wider than average rear garden is located moments from the open space of Cannon Hill Common and within easy access to Raynes Park Station and High Street. This is an ideal blank canvas that allows an incoming buyer to move into and update/extend (S.T.P.P) to their own desired taste and finish. There is a spacious separate front reception room, an extended kitchen/dining/family room, downstairs shower room, three good sized double bedrooms on the first floor and a neutrally decorated family bathroom.

ELM WALK, SW20

Approx. Gross Internal Floor Area

1271 Sq. ft/118.08 Sq. m (Excluding Garage)

1479 Sq. ft/137.37 Sq. m (Including Garage)



GROUND FLOOR

FIRST FLOOR

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PROPERTY MARKETING

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.

- 1,271 SQFT - Three Double Bedroom - Two Bathroom
- End Of Terrace 1930's Blay House
- NO ONWARD CHAIN
- Extended Kitchen/Dining/Family Room
- Spacious Separate Front Reception Room
- Moments From Cannon Hill Common
- Easy Access To Raynes Park Station And High Street
- Potential To Extend (S.T.P.P)
- EPC - D
- Council Tax Band - E



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