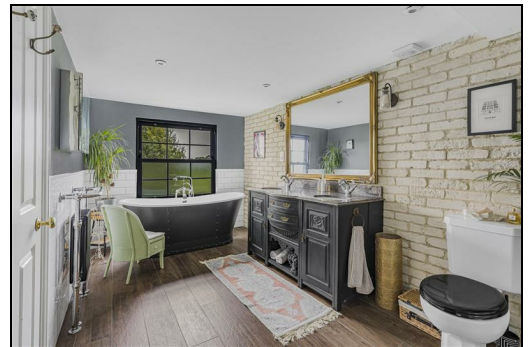


## Grand Drive Raynes Park, SW20 9DY

Offers In Excess Of £1,500,000 Freehold



Grand Drive, SW20  
 Approximate Gross Internal Area:  
 223.55 sq m / 2406 sq ft  
 (Excluding retained height  
 under 1.5m (5'06.48 in) (2225 ft)  
 & CH + Ceiling heights)



- Five Bedrooms
- Custom Made Designer Kitchen/Dining Room
- Spacious Reception Room
- Stunning Loft Extension
- Extensive Landscaped Garden
- Home Office/ Gymnasium
- Large Entrance Hall
- High Specification Throughout
- EPC Rating - D
- Council Tax Band - G

Energy Efficiency Rating		Current	Possible
<small>Low energy efficient - lower running costs</small>			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	67	83
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>High energy efficient - higher running costs</small>			
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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