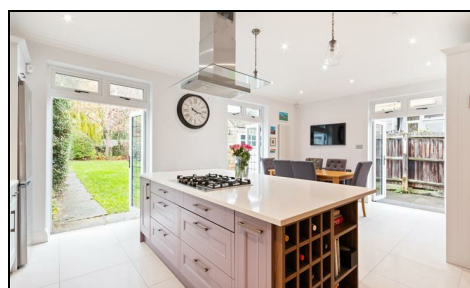


**Heath Drive  
Raynes Park, SW20 9BE**

**£1,200,000 Freehold**



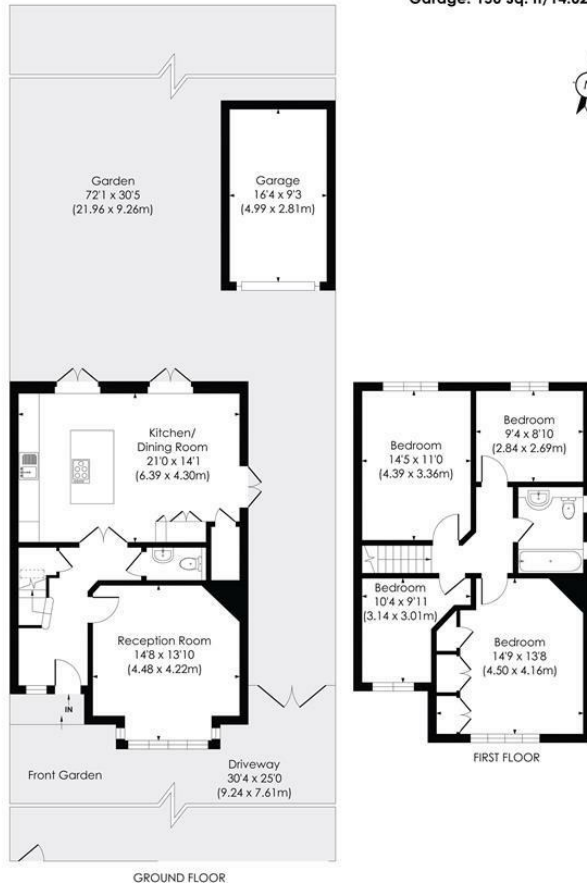
**\*\* RARE TO THE MARKET\*\*** This imposing and larger than average natural **FOUR BEDROOM** Semi-Detached house is beautifully presented throughout and has a superb 72'ft x 30'ft garden with side access and garage. There is a gorgeous open plan kitchen/dining room, a spacious front reception room, downstairs W.C, four bedrooms and a modern family bathroom. Featuring high spec design, and solid oak and quartz finishes. These specific properties are extremely rare to the market and offer exceptional future potential to extend and create an ideal long term family home. Located on an idyllic, tree-lined residential road moments from Cannon Hill Common and with easy access to Raynes Park Station and well-regarded schools. No Onward Chain.

## HEATH DRIVE, SW20

Approx. Gross Internal Floor Area

1294 Sq. ft/120.20 Sq. m (Not Incl. Garage)

Garage: 150 Sq. ft/14.02 Sq. m



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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.

- Larger Than Average FOUR BEDROOM Semi-Detached House
- Exceptional Potential To Extend To The Loft, Side And Rear S.T.P.P
- Impressive 72'ft x 30'ft Rear Garden
- Beautifully Presented Throughout
- Stunning Open Plan Kitchen/Dining Room
- Easy Access To Raynes Park Station And High Street
- Close To Cannon Hill Common And Well-Regarded Schools
- Off Street Parking And Separate Garage
- NO ONWARD CHAIN
- Council Tax Band - F EPC - C



| Energy Efficiency Rating                                                                                                                                                               |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                | Potential |
| 70                                                                                                                                                                                     | 79        |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           |
| England & Wales<br>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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