

## Fairway Raynes Park, SW20 9DN

**£1,150,000 Freehold**



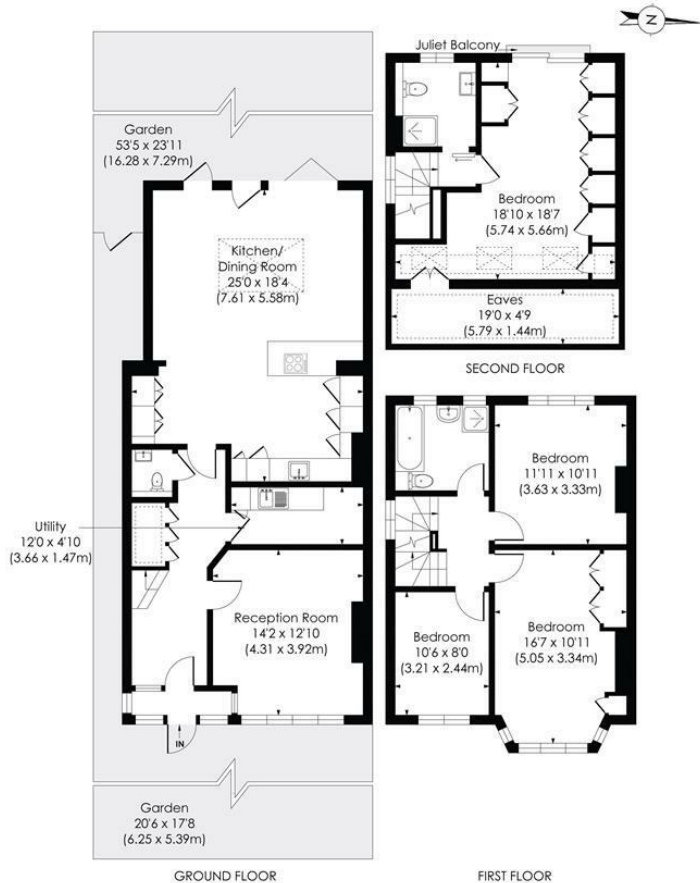
This truly stunning FOUR DOUBLE BEDROOM, TWO BATHROOM 1930's end of terrace Blay house has a gorgeous West facing garden with views over playing fields, an impressive extended open plan kitchen/dining/family room and a superb principal bedroom with en suite shower room. Perfectly located only 0.4 miles from Raynes Park High Street and Station and close to a selection of Schools. There is also a charming entrance hall with shoe and coat storage, a lovely separate front reception room with plantation shutters, a downstairs W.C, a useful utility room and the impressive, extended kitchen/dining/entertaining room with Quartz worktops, boiling tap, herringbone wood flooring, lantern skylight and bifolding doors onto the West facing garden. On the first floor there is a luxurious four piece family bathroom and three double bedrooms. The loft has also been converted creating an exceptional principal bedroom with custom fitted wardrobes, Juliet balcony and a fabulous en suite shower room. Located within easy access to Raynes Park High Street, Station and Cannon Hill Common.

## FAIRWAY, SW20

Approx. Gross Internal Floor Area

1855 Sq. ft/172.38 Sq. m (Including Reduced Height)

1709 Sq. ft/158.78 Sq. m (Excluding Reduced Height)



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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.

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- Four Double Bedroom - Two Bathroom
- Exceptional Finish Throughout
- End Of Terrace 1930's End Of Terrace Blay House
- Off Street Parking With Side Access
- West Facing Garden With View Over The Playing Fields
- Utility Room And Downstairs W.C
- Stunning Extended Open Plan Kitchen/Dining/Family Room
- Beautiful Principal Bedroom With Storage And En Suite
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
71	83
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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