

**Southway
Raynes Park, SW20 9JQ**

£1,000,000 Freehold



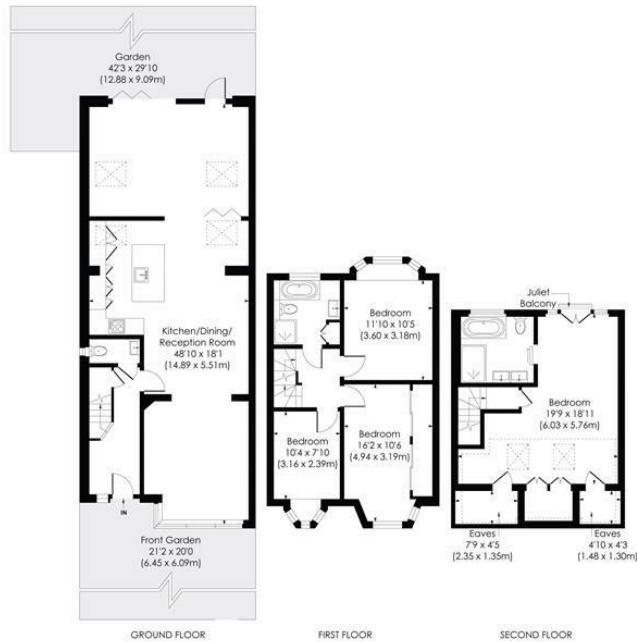
This superb 1779sqft FOUR DOUBLE, TWO BATHROOM End of Terrace 1930's Blay House has a fabulous 6m rear extension, off street parking and a wider than average South facing garden. Located within easy access to Raynes Park, Motspur Park and the open space of Cannon Hill Common. With a spacious entrance hall with storage, downstairs W.C, huge open plan ground floor incorporating kitchen/dining/family area, four double bedrooms, two bathrooms, side access and no onward chain.

SOUTHWAY, SW20

Approx. Gross Internal Floor Area

1779 Sq. ft/165.23 Sq. m (Including Eaves)

1723 Sq. ft/160.14 Sq. m (Excluding Eaves)



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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.

- Four Double Bedrooms & Two Bathrooms
- Kitchen/ Dining Area
- South Facing Garden
- End Of Terrace With Off Street Parking
- Larger Than Average Rear Extension
- Close To Cannon Hill Common
- Easy Access To Raynes Park
- No Onward Chain
- EPC Rating - C
- Council Tax Band - E



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | 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 | 74 | 81 |
| EU Directive 2002/91/EC | | |

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