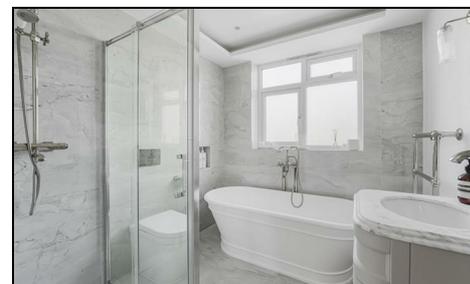


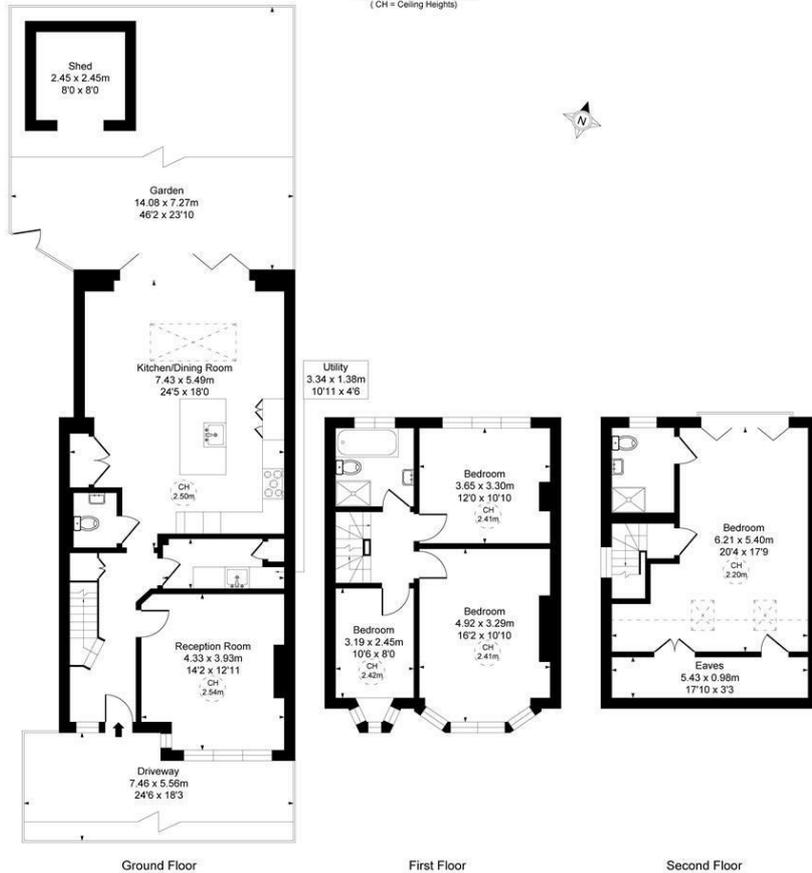
## Meadow Close Raynes Park, SW20 9JB

£1,100,000 Freehold

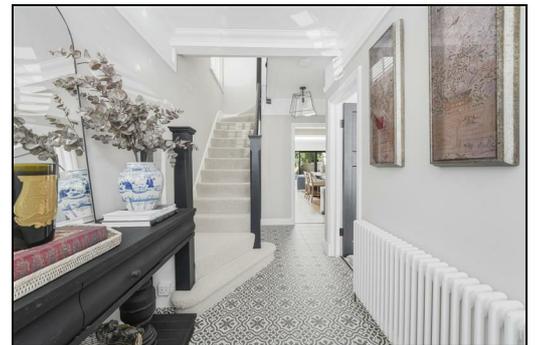


This truly exceptional 1,726 sqft/160 sqm FOUR DOUBLE BEDROOM, TWO BATHROOM 1930's end of terrace Blay house has been modernised meticulously and with no expense spared to the very highest order and benefits from many SIGNATURE features. There is a charming entrance hall with shoe and coat storage, a lovely separate front reception room with plantation shutters and ornate fireplace, a downstairs W.C, a useful utility room and an impressive, extended 7.43m x 5.49m kitchen/dining/entertaining room with Quartz worktops, boiling tap, herringbone wood flooring, lantern skylight and bifolding doors onto the landscaped garden. On the first floor there is a luxurious four piece family bathroom with feature lighting and two double bedrooms. The loft has also been converted creating a superb principal bedroom with custom fitted wardrobes and a fabulous en suite shower room. Located within easy access to Raynes Park High Street, Station and Cannon Hill Common.

Meadow Close Raynes Park SW20  
 Approximate Gross Internal Area  
 160.33 sq m / 1726 sq ft  
 (Excluding restricted height  
 under 1.5m 148.72 sq m 1601 sq ft)  
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- 1,726 sqft/160sqm - Four Double Bedroom - Two Bathroom
- 1930's End Of Terrace Blay House With Parking
- Finished To The Highest Standard Throughout
- Stunning Kitchen/Dining/Entertaining Room
- Fabulous Principal Bedroom And Stylish Bathroom
- Utility Room And Downstairs W.C
- Beautiful Landscaped Garden With Side Access
- Easy Access To Raynes Park Station And High Street
- EPC - TBC
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
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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