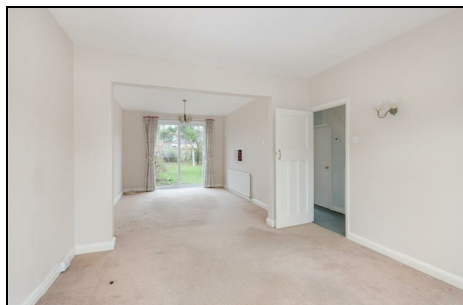


## Linkway Raynes Park, SW20 9AU

£825,000 Freehold



**This neutrally decorated THREE BEDROOM un-extended 1930s Semi Detached House has a superb 74ft South Facing Garden, useful side access and a separate extra length garage. Located on a desirable tree lined Road only 0.5 Miles to Raynes Park High Street and Station. This is an excellent family home offering exceptional potential for an incoming buyer to finish and extend to their own desired tastes S.T.P.P. No Onward Chain.**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

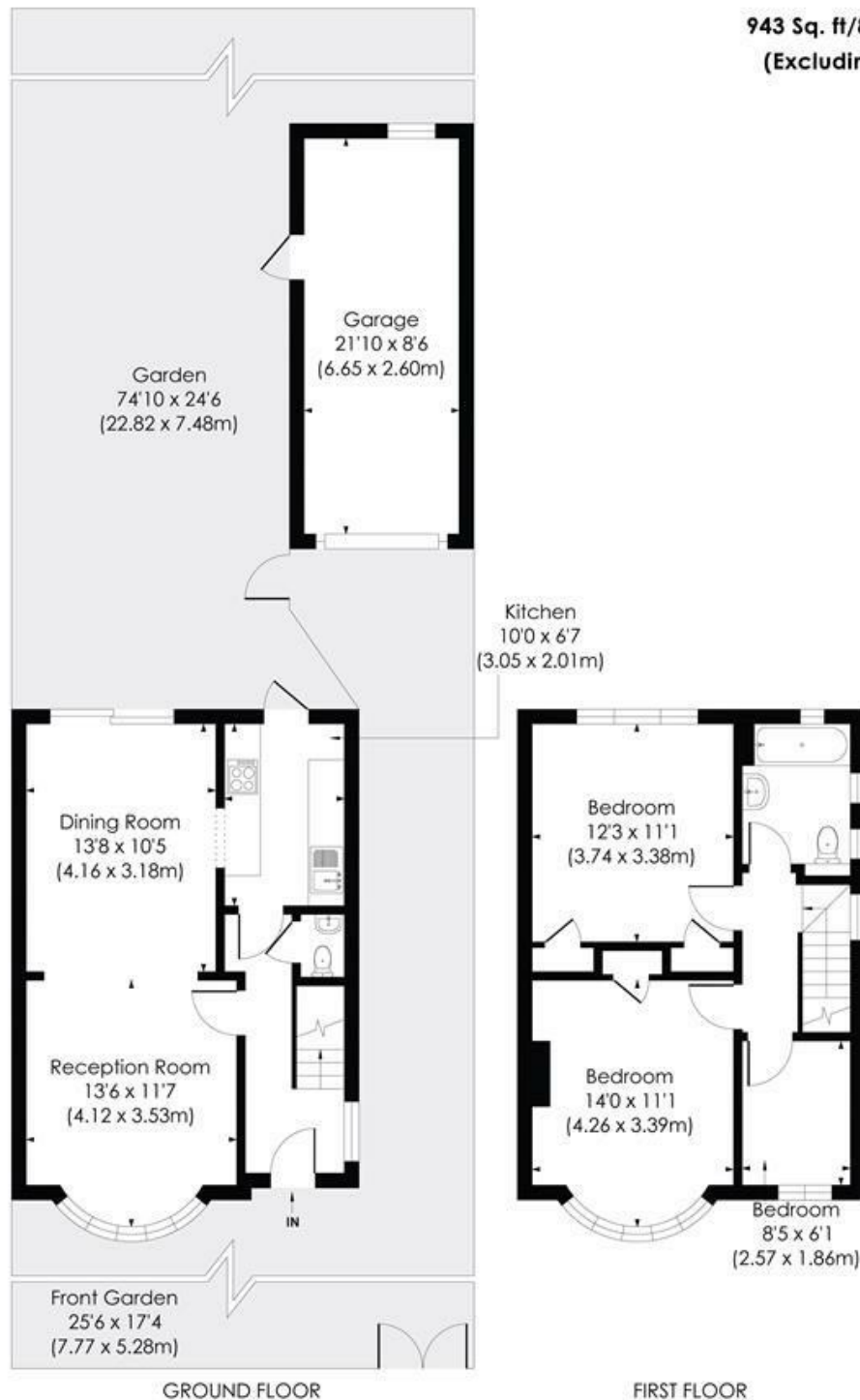
**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**



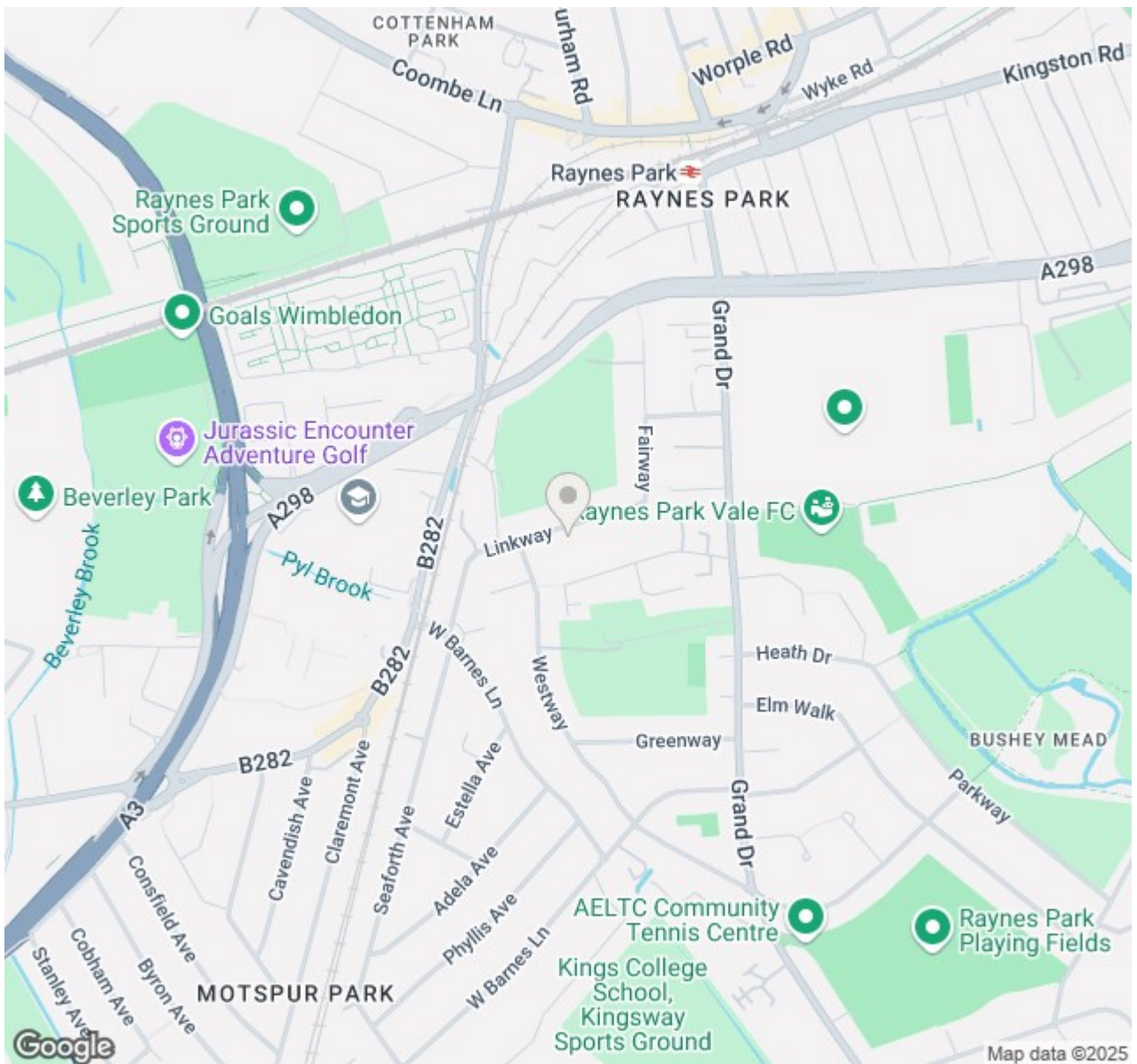
## LINKWAY, SW20

Approx. Gross Internal Floor Area


**943 Sq. ft/87.57 Sq. m**  
(Excluding Garage)



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- Three Bedroom - 1930s Semi Detached House
- Desirable Road - Only 0.5 Miles to Raynes Park Station
- Excellent Potential to Finish and Extend S.T.P.P
- No Onward Chain
- Superb 74ft South Facing Garden
- Useful Side Access and Separate Garage
- Neutrally Decorated Throughout
- Close to Good Schools
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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