

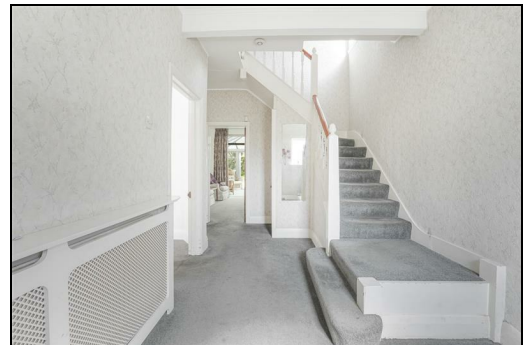
## Grand Drive Raynes Park, SW20 9EA

£1,250,000 Freehold



This impressive 2,413 sqft, **FOUR DOUBLE BEDROOM, TWO BATHROOM**, 1930s Detached "Blay" House has a superb 87ft rear garden, a detached garage and off street parking. A charming, long term family home, that is an excellent blank canvas for an incoming purchaser to finish and extend to their own desired tastes S.T.P.P. Set on a enviable corner plot of Heath Drive, moments to both Raynes Park High Street and Cannon Hill Common. On the ground floor there are two great sized reception rooms, a conservatory and a spacious kitchen with side access. The first floor has three double bedrooms, (principal with en suite) and a family bathroom. The loft has been converted creating an additional bedroom with eves storage. Offered to the market with no onward chain.

Grand Drive, SW20  
 Approved 5 year interest only  
 224.16 sqm / 2413 sq ft  
 (excluding restricted heights  
 under 1.5m 103.22 sqm 1075 sq ft)  
 (CH = Ceiling Heights)



- Four Double Bedroom - Two Bathroom
- 2413 sqft 1930s DETACHED "Blay" House
- 87ft Rear Garden - Detached Garage
- Envious Corner Plot close to Raynes Park Station
- Potential for Redevelopment S.T.P.P
- Exceptional Potential to Finish and Extend S.T.P.P
- Ideal Long Term Family Home - No Onward Chain
- Close to Cannon Hill Common
- EPC - D
- Council Tax Band - G

Energy Efficiency Rating		Current	Possible
<small>Very energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80		
D	55-68	56	
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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