

## Rectory Close Raynes Park, SW20 9DQ

£650,000 Freehold



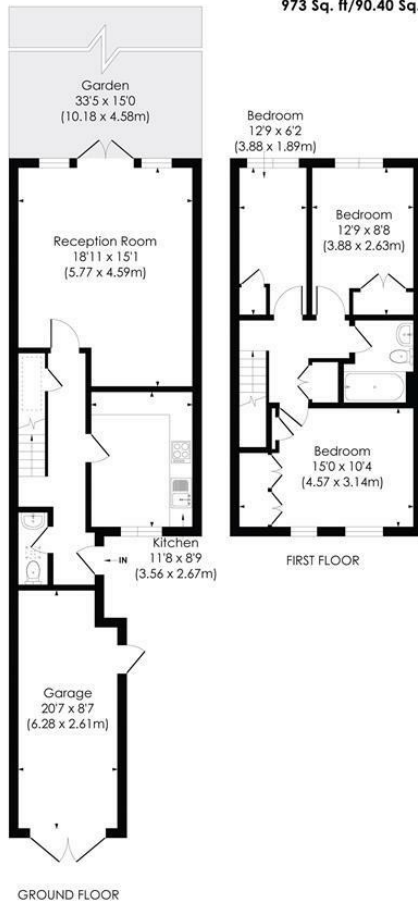
**This charming THREE BEDROOM mid terrace house is located in a desirable cul de sac, only 0.2 Miles to Raynes Park Station and High Street. There is off street parking and a garage to the front, a downstairs w.c, modern separate kitchen, spacious reception room with doors on to a West facing garden, three bedrooms and a neutrally decorated family bathroom. No onward chain.**

## RECTORY CLOSE, SW20

Approx. Gross Internal Floor Area

1143 Sq. ft/106.21 Sq. m (Incl. Garage)

973 Sq. ft/90.40 Sq. m (Excl. Garage)



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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.

- Three Bedroom - Mid Terrace House
- Secluded Cul-De-Sac
- Garage and Driveway
- No Onward Chain
- 0.2 Miles to Raynes Park Station and High Street
- West Facing Garden
- Modern Kitchen and Bathroom
- Downstairs W.C - Ample Storage
- EPC - 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		EU Directive 2002/91/EC	

Current: 7.5, Potential: 87

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