

Berrylands Raynes Park, SW20 9HD

£875,000 Freehold



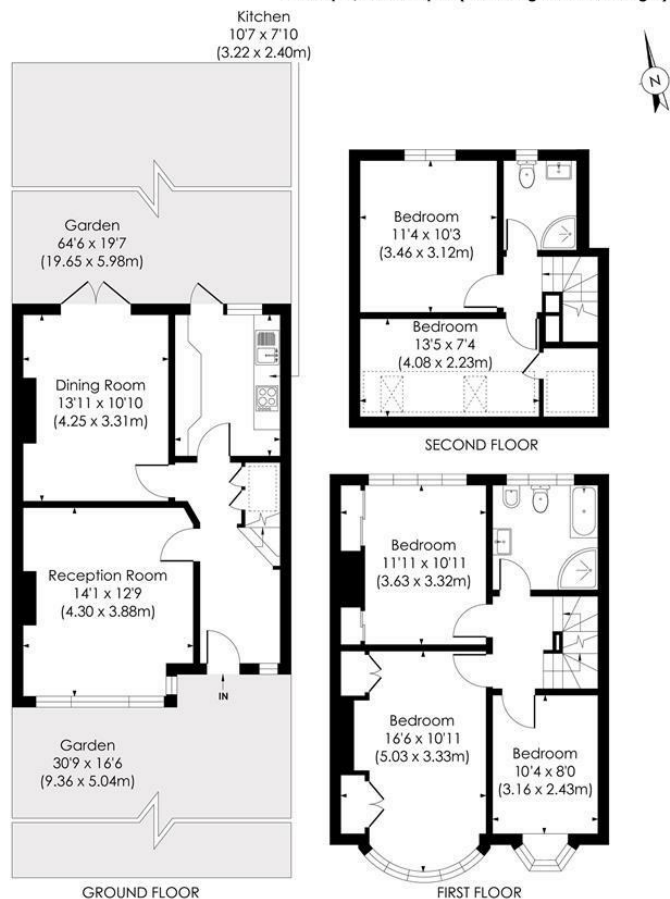
This spacious 1,377 sqft/127.9sqm, FIVE DOUBLE BEDROOM, TWO BATHROOM, 1930's Blay house has off street parking and gorgeous London skyline views over playing fields. Located on a highly sought after cul-de-sac within easy access to Raynes Park Station (Zone 4 - 20 mins to Waterloo) and High Street, a selection of well-regarded schools and the open space of Cannon Hill Common. Potential to further extend s.t.p.p.

BERRYLANDS, SW20

Approx. Gross Internal Floor Area

1377 Sq. ft/127.90 Sq. m (Including Reduced Height)

1286 Sq. ft/119.45 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle PROPERTY MARKETING
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.

- Five Double Bedroom - Two Bathroom - 1,377 sqft/127.9sqm
- 1930's Mid-Terrace Blay House
- Off Street Parking To Front
- Desirable Cul-De-Sac Location
- London Skyline View Over Playing fields
- Potential To Further Extend S.T.P.P
- Close To Well-Regarded Schools
- Easy Access To Raynes Park High Street And Station
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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**

