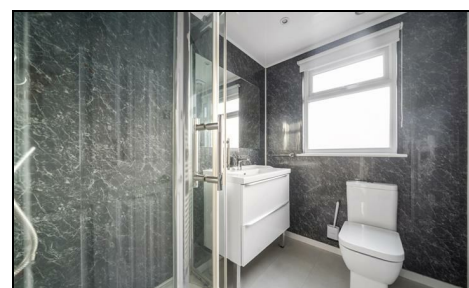


## Parkway Raynes Park, SW20 9HG

**£1,000,000 Freehold**



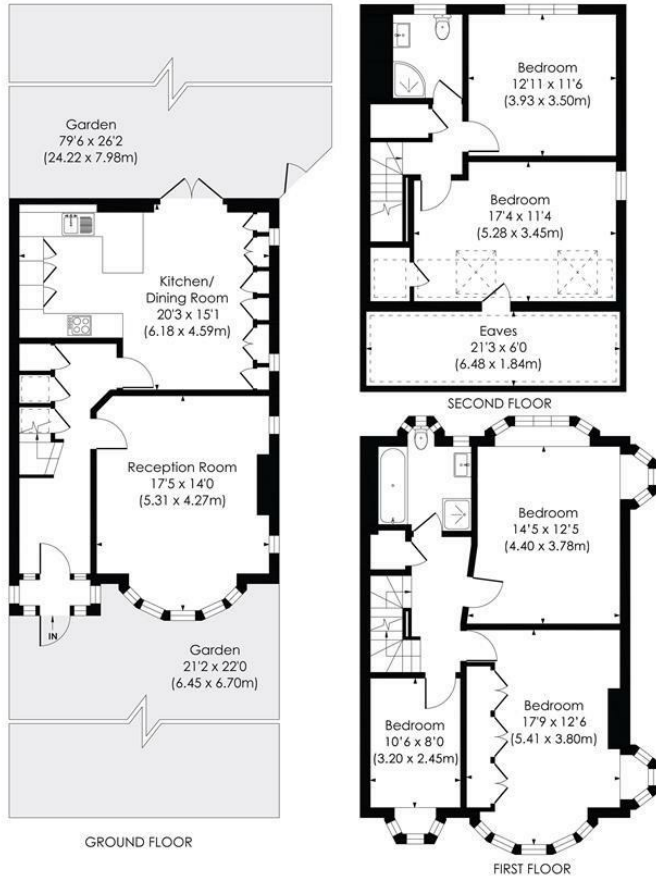
**This imposing (1,936 sqft - 179.90 sqm) FIVE DOUBLE BEDROOM, TWO BATHROOM Semi-Detached "Cardinal Blay" House has superb wider than average 24m x 8m West Facing Garden with side access and fabulous, expansive front view over Cannon Hill Common. Positioned in one of Raynes Park's most sought after locations within easy access to Raynes Park High Street, Station and a selection of well-regarded Schools. Offering potential to further extend to the rear and add value s.t.p.p. No Onward Chain.**

## PARKWAY, SW20

Approx. Gross Internal Floor Area

1936 Sq. ft/179.90 Sq. m (Including Reduced Height)

1728 Sq. ft/160.52 Sq. m (Excluding Reduced Height)

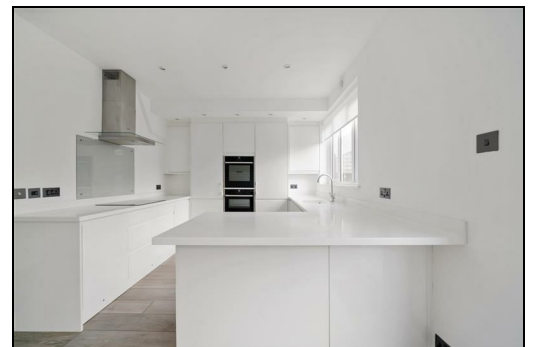


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Five Double Bedroom - Two Bathroom
- Views over Cannon Hill Common
- Modern Open Plan Kitchen/Reception Room
- Large West Facing Rear Garden
- Easy Access To Raynes Park Station And High Street
- Well Presented Throughout
- Potential to Extend S.T.P.P
- No Onward Chain
- EPC - C
- Council Tax Band - G



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

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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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