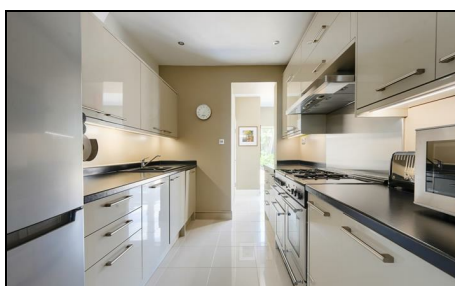


Oakway Raynes Park, SW20 9JE

£1,250,000 Freehold



This beautifully presented FOUR BEDROOM, 1930's End of Terrace "Blay" House is located in a lovely cul-de-sac within easy access to Raynes Park Station, high street, well regarded schools, Cannon Hill Common and the All England Lawn Tennis Club. There is off street parking to the front for two cars, side access, an exceptional landscaped garden and an impressive home office/studio. Internally there is a spacious entrance hall with under stairs storage, a large through lounge with plantation shutters, a gorgeous kitchen, downstairs W.C and utility room and an extended multi purpose entertaining space with doors opening onto the rear garden. On the first and second floor there are four good sized bedrooms and a superb family bathroom.

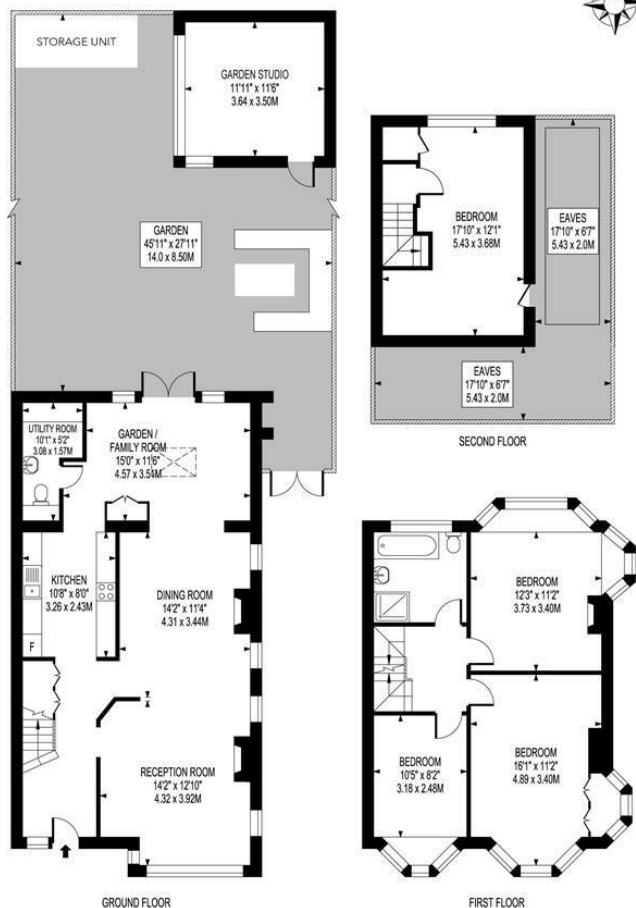
OAK HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1527 SQ FT- 141.90 SQ M
(EXCLUDING EAVES STORAGE)

EAVES AREA : 235 SQ FT- 21.80 SQ M

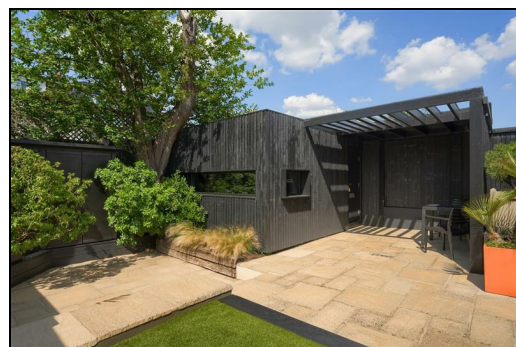
GARDEN STUDIO AREA : 137 SQ FT- 12.70 SQ M

TOTAL AREA : 1899 SQ FT- 176.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Four Bedroom - 1527 Sqft
- Beautifully Presented
- End Of Terrace "Blay" House
- Gorgeous Rear Garden With Side Access
- Located In A Lovely Cul-De-Sac
- Easy Access To Raynes Park Station And High Street
- Close To Cannon Hill Common
- Close To All England Lawn Tennis Club
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Possible
A (91-100)		78
B (81-90)		
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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