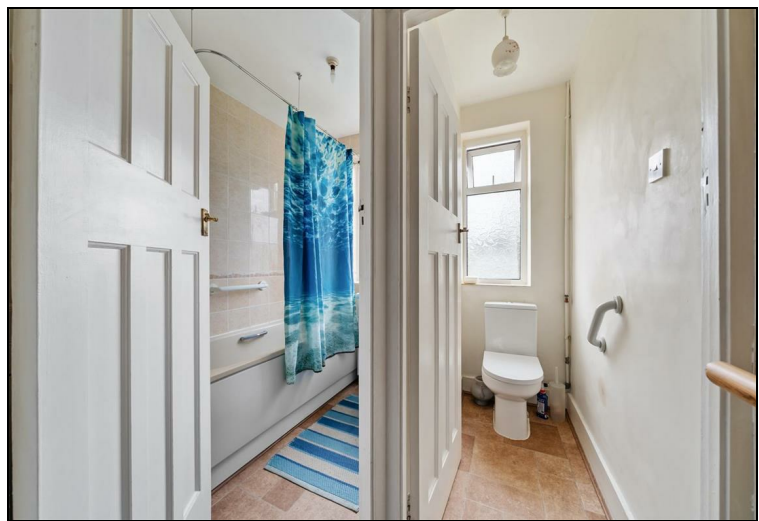


## Westway Raynes Park, SW20 9LT

£750,000 Freehold



**WESTWAY, SW20 9LT** - This well maintained, **THREE DOUBLE BEDROOM**, un-extended 1930's Blay House has a lovely 54'ft West Facing rear garden and is located within easy access to both Raynes Park and Motspur Park Stations. An excellent blank canvas for an incoming buyer to extend and finish to their own desired tastes subject to the usual planning consents. There are two good sized separate reception rooms, a neutrally decorated kitchen, three bedrooms and a separate bathroom and w.c.



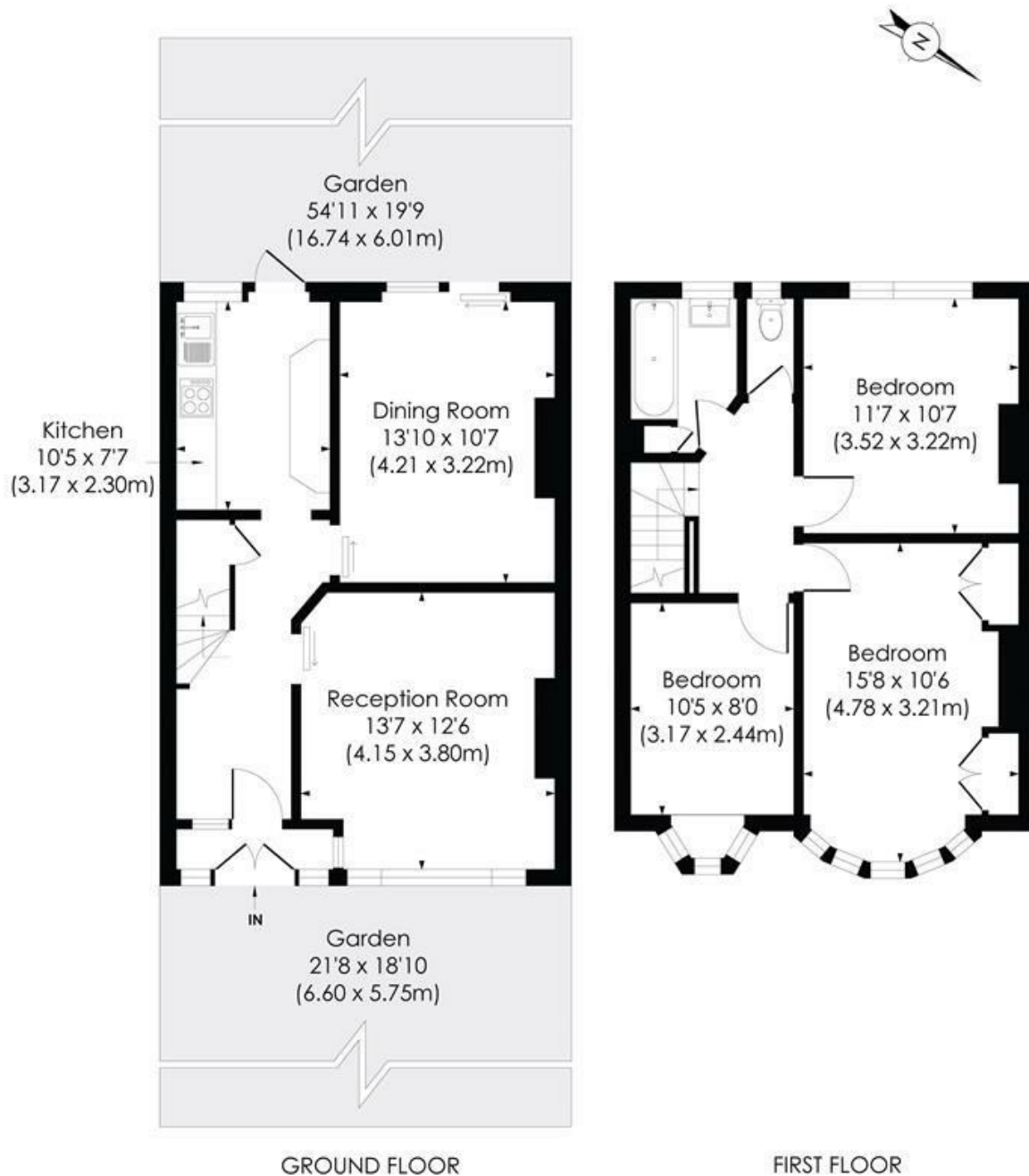
Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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Lettings in Merton**



## WESTWAY, SW20

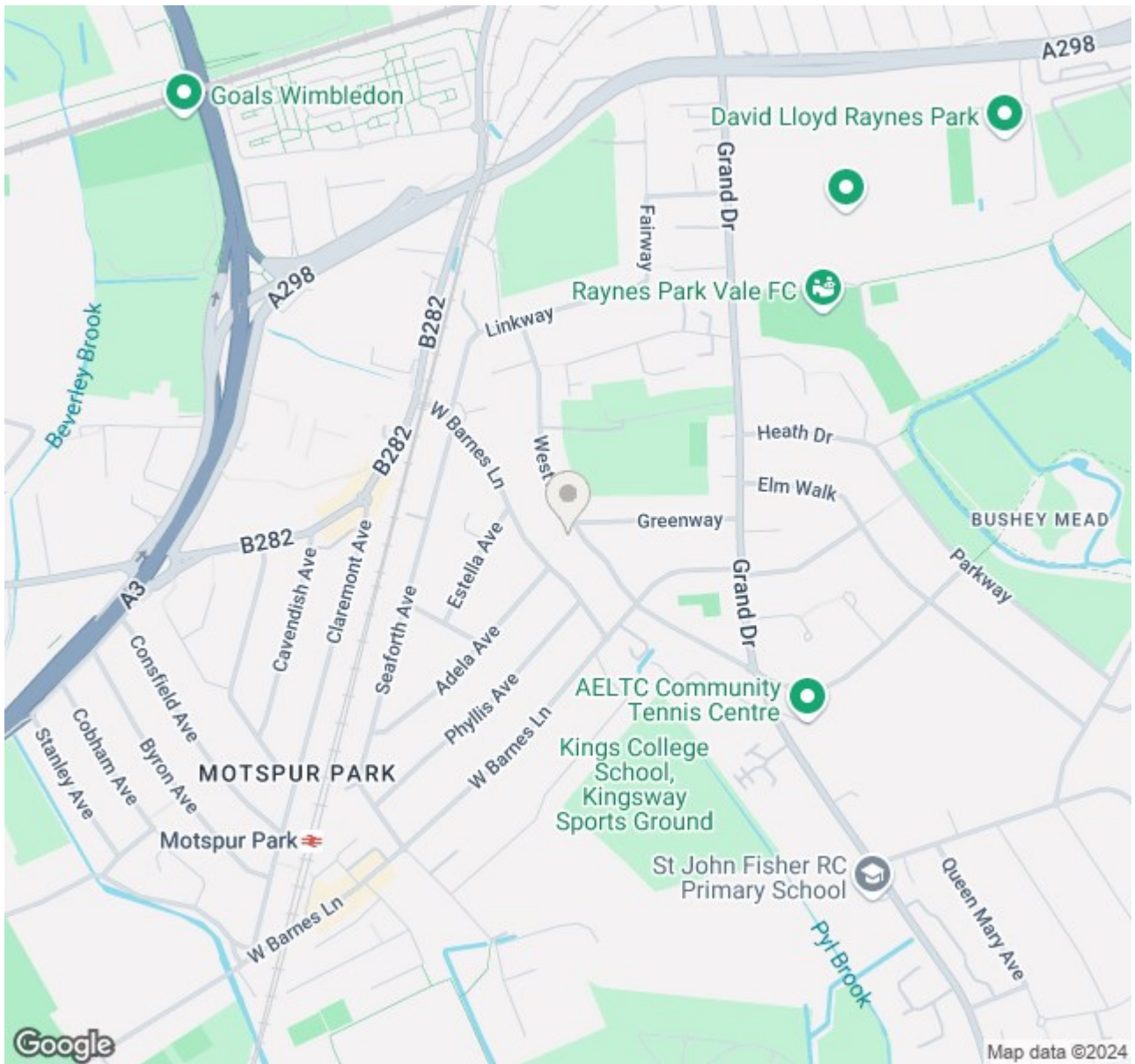
Approx. Gross Internal Floor Area  
**1014 Sq. ft/94.16 Sq. m**




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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.



- WESTWAY, SW20 9LT
- Three Double Bedroom - Un Extended Blay House
- 54'ft West Facing Rear Garden
- Excellent Potential to finish and extend s.t.p.p
- Well Maintained Throughout
- Two Separate Reception Rooms
- Neutrally Decorated Kitchen and Bathroom
- Easy Access to Raynes Park
- Easy Access to Motspur Park
- Merton Council Tax Band - E - EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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