

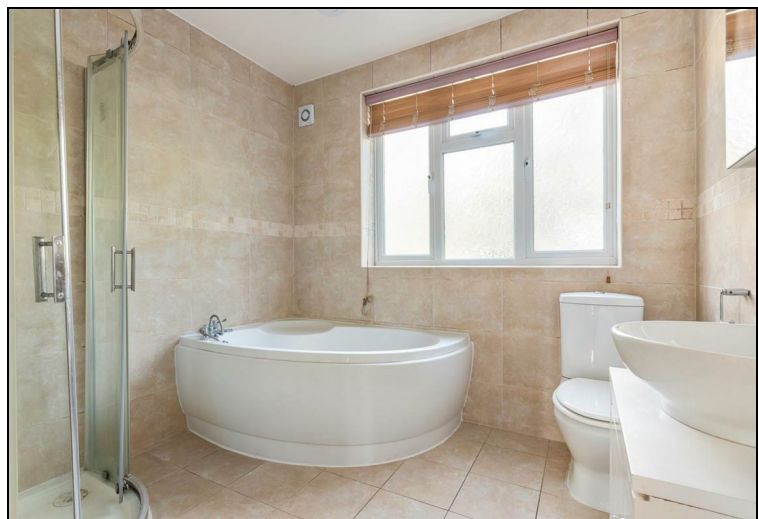
Parkway Raynes Park, SW20 9HE

£985,000 Freehold



This is a fantastic 1,749 sqft FOUR/FIVE BEDROOM, TWO BATHROOM Semi Detached "Cardinal Blay" House that is located on one of Raynes Park's most desired Roads next to Cannon Hill Common.

Its Ideal as a long term family home and is close to a selection of well regarded schools, amenities and within easy access to Raynes Park and Morden Transport Links. There is off street parking to the front, useful side access and a large and a secluded 75'ft Rear garden that runs along the Common with garage and rear access. Internally the property has recently been neutrally decorated throughout to allow an incoming buyer to move into and finish at to their own tastes at their own pace. Offering excellent future potential to further extend S.T.P.P - NO ONWARD CHAIN.





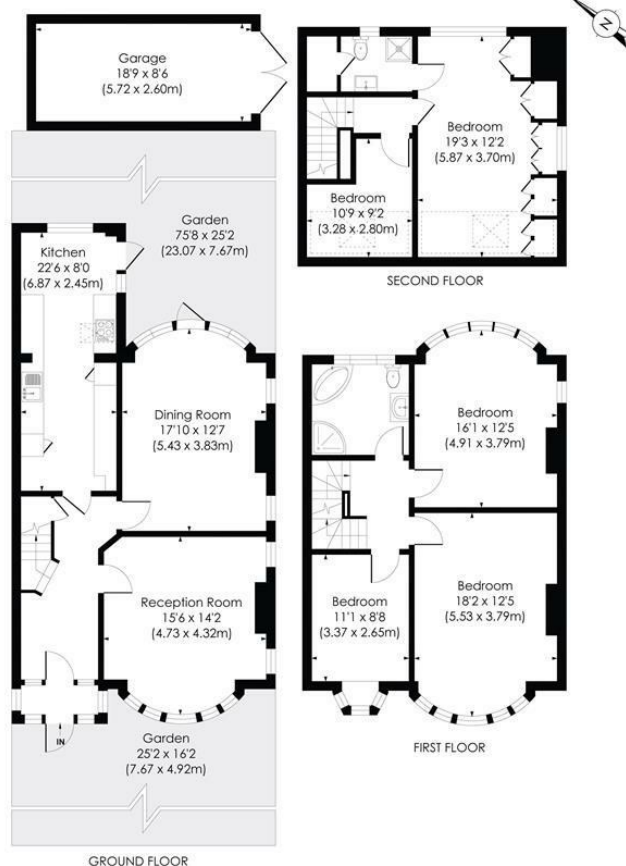
PARKWAY, SW20

Approx. Gross Internal Floor Area

1749 Sq. ft/162.48 Sq. m (Including reduced height)

1664 Sq. ft/154.62 Sq. m (Excluding reduced height)

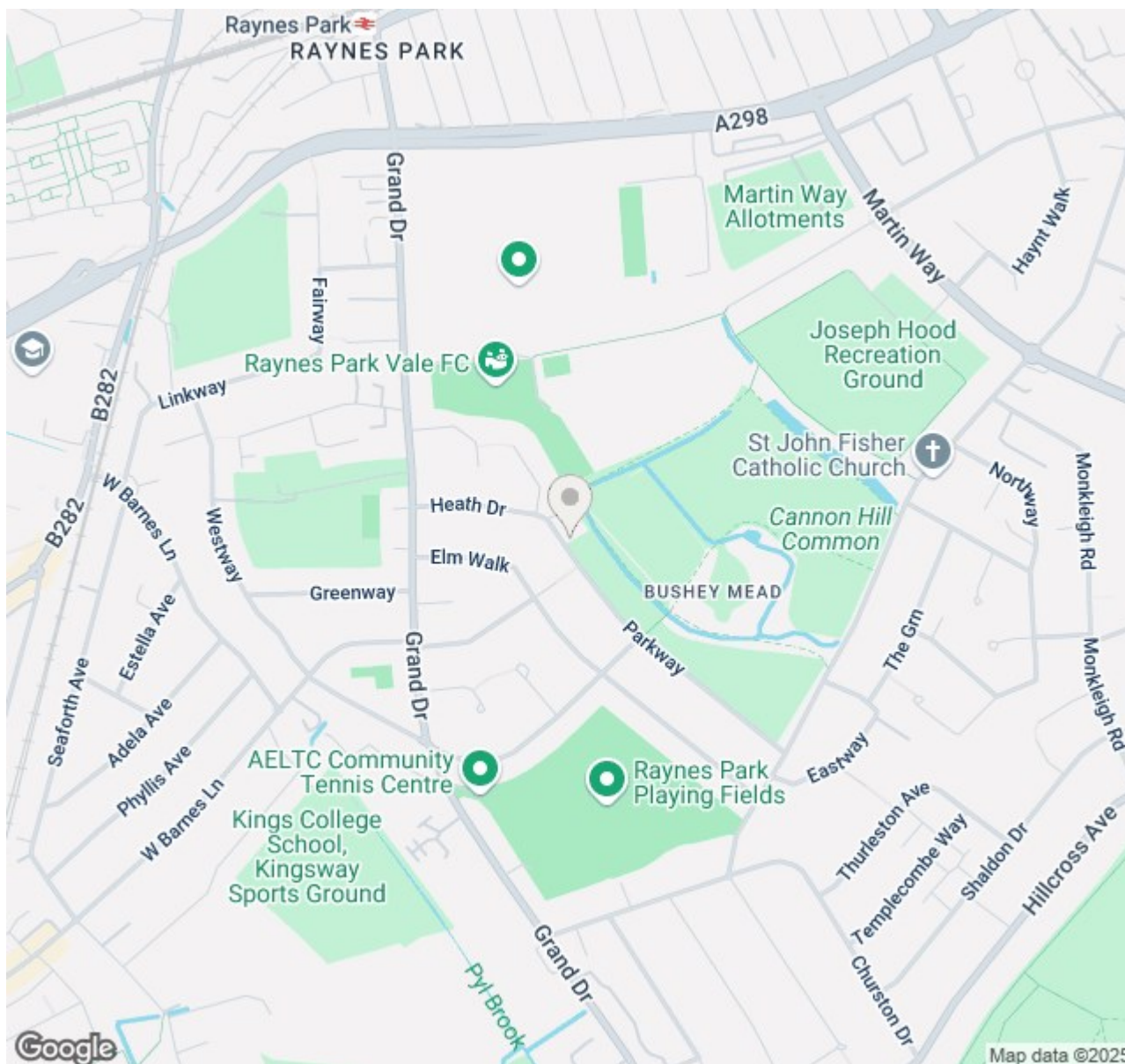
(All Excluding Garage)



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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.



- 1749 sqft - Four/Five Bedroom - Two Bathroom
- Semi Detached 1930's "Cardinal Blay" House
- Secluded 75ft Rear Garden with Detached Garage
- Premium Location Next to Cannon Hill Common
- Recently Neutrally Re Decorated
- Close to Transport Links Raynes Park and Morden
- Close to Well Regarded Schools and Amenities
- Potential To Further Extend S.T.P.P
- NO ONWARD CHAIN
- Council Tax Band - G - EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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