

## Elm Walk Raynes Park, SW20 9ED

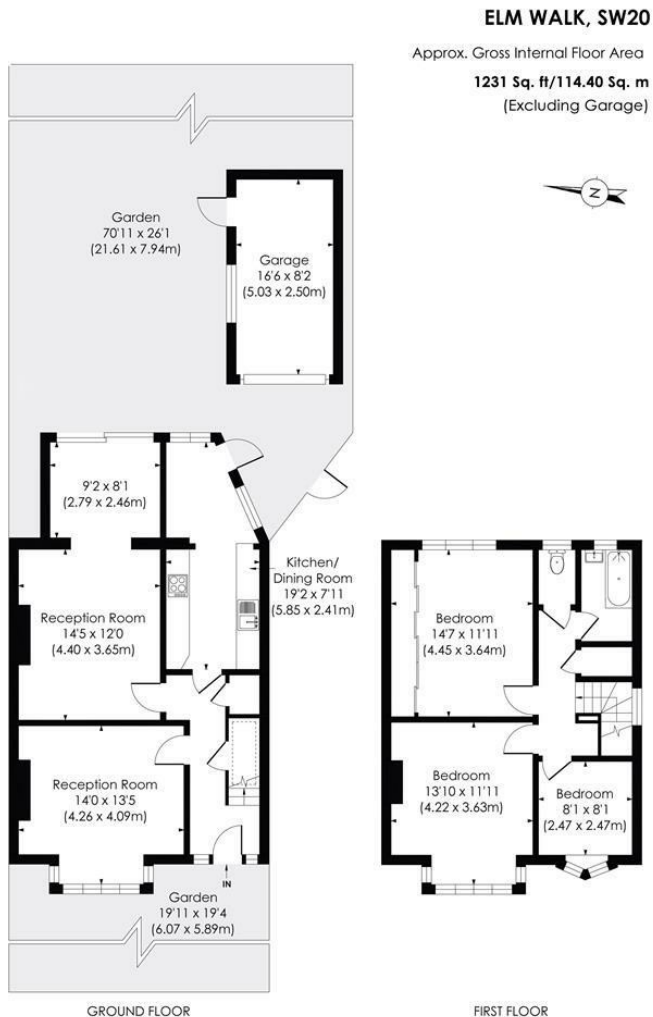
**£925,000 Freehold**



**This fantastic 1231 sqft/114.40 sqm THREE BEDROOM, rear extended 1930's Semi-Detached House has a superb 70'11 ft rear garden with garage and summer house. Located on a sought after, tree-lined road close to Raynes Park High Street and Station and the open space of Cannon Hill Common.**

**This is an ideal long term family home with excellent future potential to modernise and further extend into the loft space s.t.p.p. No Onward Chain.**





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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.

- Three Double Bedroom With Rear Extension - 1231 sqft
- Attractive Semi-Detached House With Side Access
- 70'11 ft Garden With Summer House And Garage
- Ideal Blank Canvas With Further Potential To Extend S.T.P.P
- Neutrally Decorated Throughout
- Easy Access To Raynes Park High Street And Station
- Close To The Open Space Of Cannon Hill Common
- No Onward Chain
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
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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