

**92 Grand Drive  
Raynes Park, SW20 9DY**

**£1,500,000 Freehold**



**This stunning five bedroom semi-detached property has been renovated meticulously and to a truly exceptional standard. With high ceilings, large living spaces, high specification kitchen, superb loft extension and panoramic views over the green spaces of Prince Georges Playing Field, this home is set up for a large family, friends and entertainment. To the ground floor this charming house benefits from a large hallway, spacious living room leading to an extensive landscaped garden with a home office and gymnasium, custom made designer kitchen/ dining room, WC and a study. Off-street parking for two/ three cars. Must be viewed internally to fully appreciate the accommodation on offer.**

Grand Drive, SW20  
 Approximate Gross Internal Area:  
 223.55 sq m / 2408 sq ft  
 (Excluding restricted height  
 under 1.5m (5'0" in) and 2225 ft<sup>2</sup>)  
 (C/I = Ceiling heights)



- Five Bedrooms
- Custom Made Designer Kitchen/Dining Room
- Spacious Reception Room
- Stunning Loft Extension
- Extensive Landscaped Garden
- Home Office/ Gymnasium
- Large Entrance Hall
- High Specification Throughout
- EPC Rating - D
- Council Tax Band - G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(91-101)	B		
(89-90)	C		
(55-88)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		83
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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