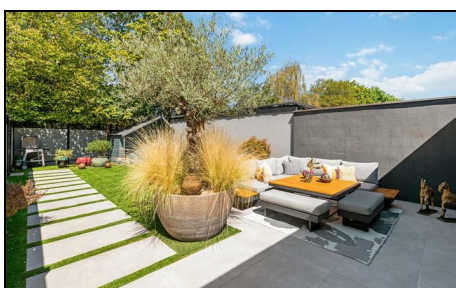


## Linkway Raynes Park, SW20 9AT

**Offers Over £1,300,000 Freehold**



**A truly exceptional, one-off property that has been meticulously redesigned and finished to an outstanding standard. Offering five bedrooms, a beautifully landscaped garden, off-street parking, a ground-floor WC and an impressive extra-large rear extension, this remarkable home has been thoughtfully designed with both style and practicality in mind.**

## LINKWAY, SW20

Approx. Gross Internal Floor Area

1961 Sq. ft/182.14 Sq. m (Including reduced height)

1859 Sq. ft/172.69 Sq. m (Excluding reduced height)

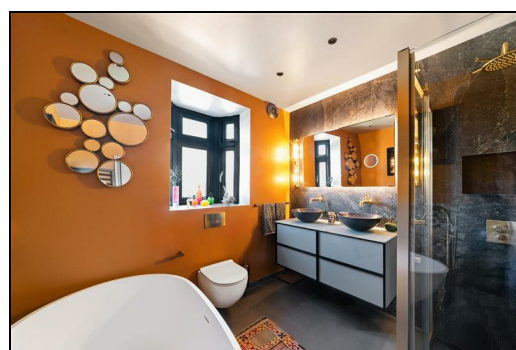
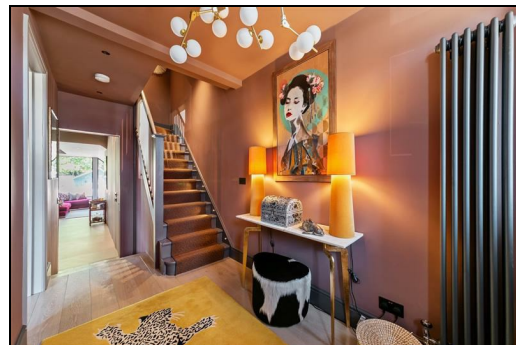


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Exceptional five-bedroom home, fully redesigned to a high standard
- Large rear extension with spacious, versatile accommodation
- Beautiful landscaped garden and off-street parking
- Ground-floor WC for added convenience
- Sleek modern kitchen with integrated utility area
- High-quality finishes and premium flooring throughout
- Excellent location near Raynes Park high street and station
- Stylish, practical and thoughtfully designed throughout
- No Onward Chain
- EPC - C Council Tax Band - F



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

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