

**Beverley Way  
Raynes Park, SW20 0AW**

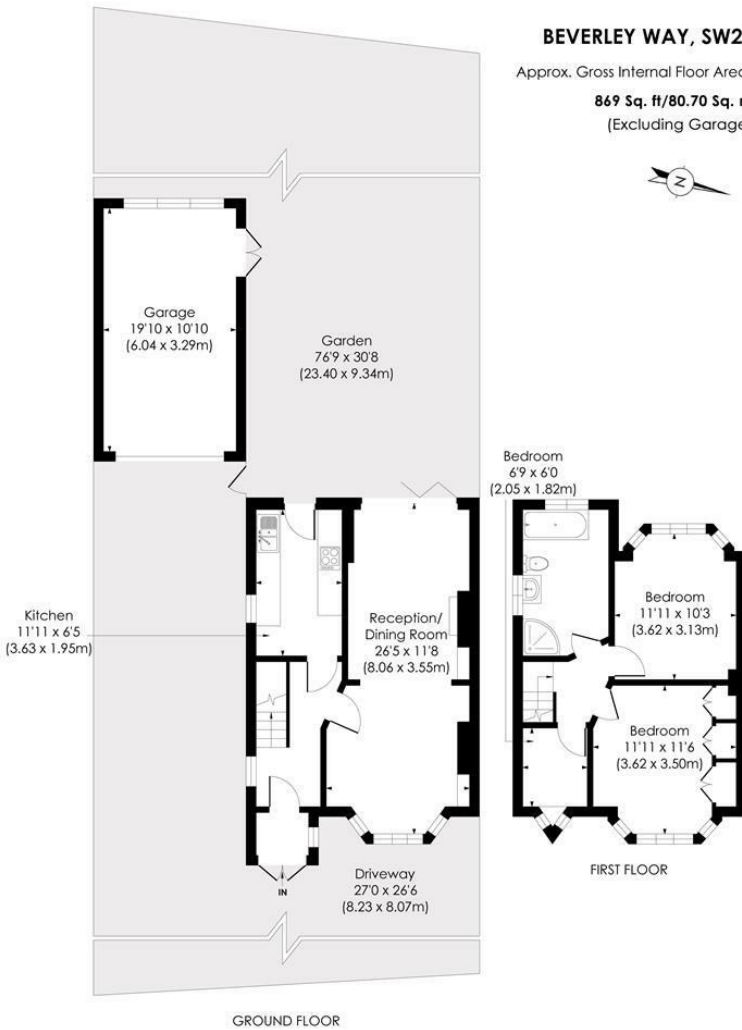
**Offers In Excess Of £700,000 Freehold**



**This lovingly maintained THREE BEDROOM, 1930s "Mock Tudor" Semi-Detached House has a fabulous 76ft West Facing Garden and a separate detached garage. Located within easy access to the A3, Raynes Park and New Malden. There is also off street parking to the front, a large through lounge, separate kitchen, and a larger than average modern bathroom. Offering excellent potential to extend in the future S.T.P.P.**

**BEVERLEY WAY, SW20**

Approx. Gross Internal Floor Area  
**869 Sq. ft/80.70 Sq. m**  
 (Excluding Garage)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
 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 Bedroom 1930s Mock Tudor Semi-Detached House
- Ample Off Street Parking and Detached Garage
- Gorgeous 76ft West Facing Garden
- Beautifully Maintained Throughout
- Potential to Extend S.T.P.P
- Larger Than Average Modern Bathroom
- Spacious Through Lounge
- Easy Access to A3, Raynes Park and New Malden
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	63	85
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595**



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

**Celebrating 30 years of successful Sales and Lettings in Merton**

