

Southway Raynes Park, SW20 9JG

£1,150,000 Freehold



This superb, fully extended FOUR BEDROOM, TWO BATHROOM 1930's end-of-terrace Blay House has been comprehensively renovated and refurbished throughout over the last two years, creating an exceptional family home finished to an exacting standard.

On the ground floor there is a stunning and spacious open-plan kitchen/dining/living room, featuring a gas fireplace, plantation shutters, Amtico flooring, and a beautifully finished kitchen complete with a central island/breakfast bar. Bi-folding doors open seamlessly onto the landscaped rear garden and summer house, while a convenient downstairs W.C. adds further practicality.

On the first floor are three well-proportioned bedrooms, along with a beautifully appointed four-piece family bathroom.

The loft has been expertly converted to create an exceptional bespoke-designed master bedroom suite, complete with a dedicated study area and stylish en-suite shower room.

SOUTHWAY, SW20

Approx. Gross Internal Floor Area

1738 Sq. ft/161.45 Sq. m (Including Reduced Height)

1601 Sq. ft/148.78 Sq. m (Excluding Reduced Height)

Outbuilding: 216 Sq. ft/20.03 Sq. m



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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.

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- Four Bedroom - Two Bathroom
- Newly Renovated Throughout
- Open Plan Kitchen/Dining/Living Room
- High Quality Features
- Landscaped Rear Garden & Summer House
- Downstairs W.C
- Generously Sized Bedrooms
- Converted Loft With En Suite
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(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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