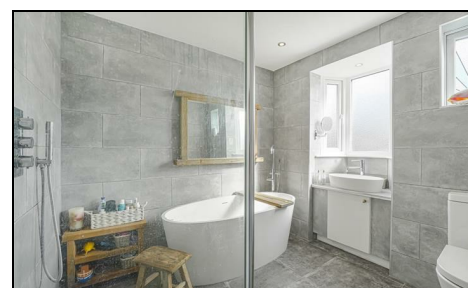


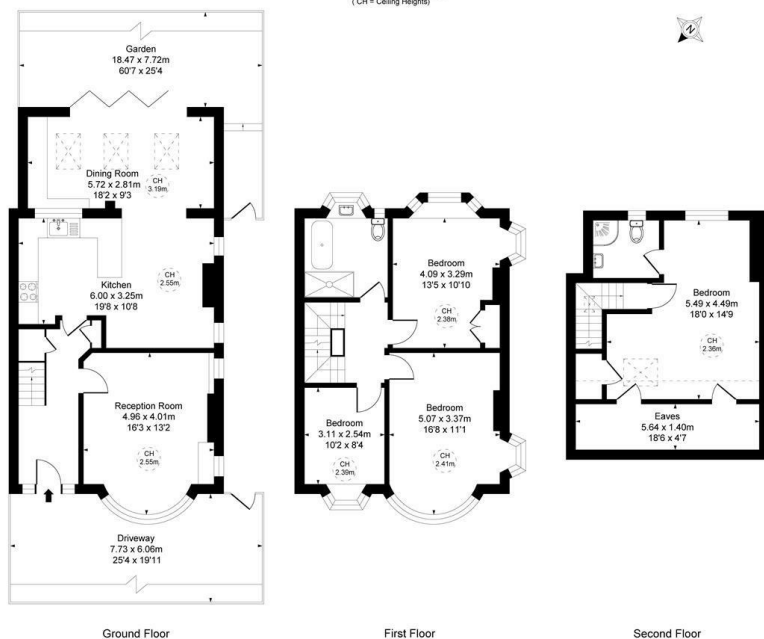
Linkway Raynes Park, SW20 9AU

£1,100,000 Freehold

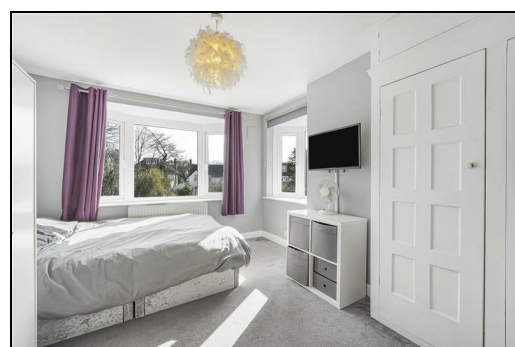


This charming 1,736 sqft FOUR DOUBLE BEDROOM, TWO BATHROOM, fully extended Semi-Detached "Cardinal Blay" House has a gorgeous 60ft x 25ft South facing rear garden. This is an excellent family home that is located only 0.5 miles from Raynes Park High Street and Station. There is off street parking to the front, useful side access, an imposing entrance hall with ornate stained glass windows, a lovely separate front reception room with plantation shutters, exposed wood floors and feature fireplace and a superb, extended open plan kitchen/dining/family room with bifolding doors directly onto the garden. On the first floor there are three double bedrooms and a beautiful "four piece" family bathroom. The loft has also been converted creating an exceptionally spacious principal bedroom with storage and en suite shower room.

Linkway London, SW20 9AU
 Approximate Gross Internal Area
 161.26 sq m / 1736 sq ft
 (Excluding restricted height)
 under 1.5m 149.31 sq m 1607 ft²
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Four Double Bedroom - Two Bathroom
- Characterful 1930s "Cardinal Blay" Semi-Detached House
- Fabulous 60ft x 25ft South Facing Rear Garden
- Only 0.5 Miles to Raynes Park High Street and Station
- Off Street Parking and Side Access
- Fantastic Extended Kitchen/Dining/Family Room
- Separate Front Reception Room with Plantation Shutters
- Spacious Principal Bedroom with En suite Shower Room
- Beautiful "Four Piece" Family Bathroom
- Council Tax Band - E EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85-91)		
B (81-84)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	70	83
EU Directive 2002/91/EC		

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

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