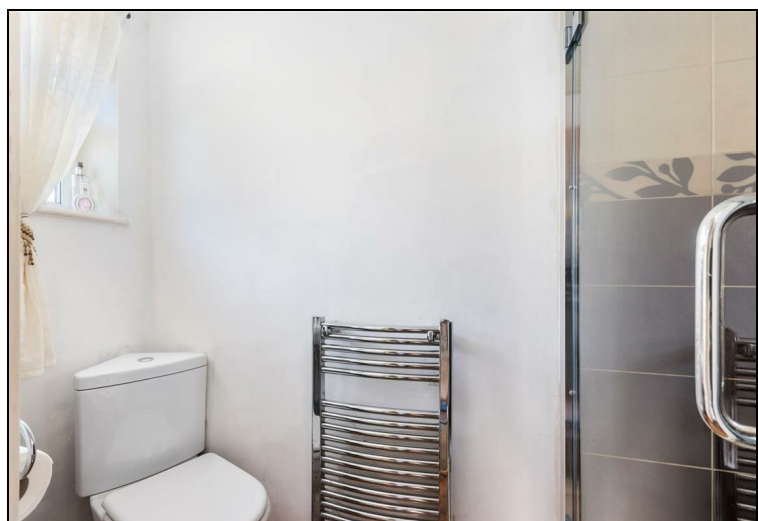
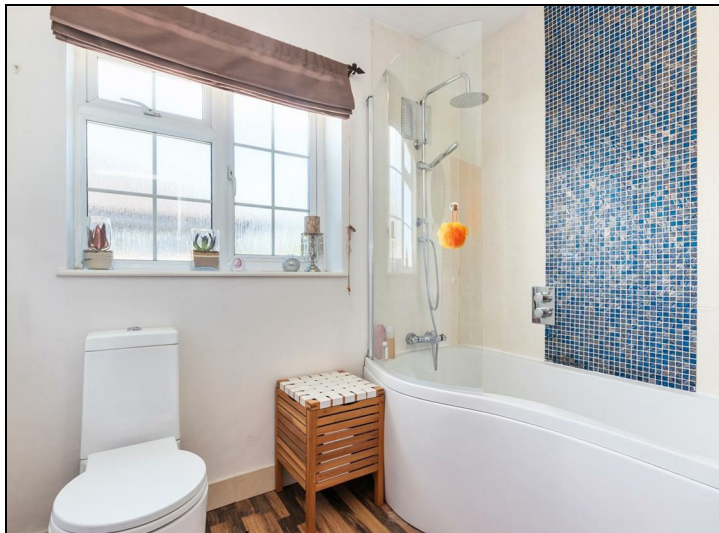
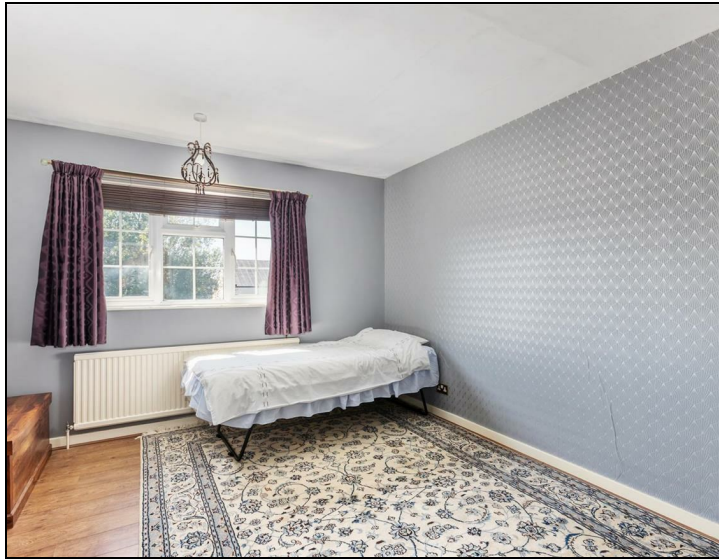


## Blenheim Close Raynes Park, SW20 9BD

**Offers In Excess Of £785,000 Freehold**



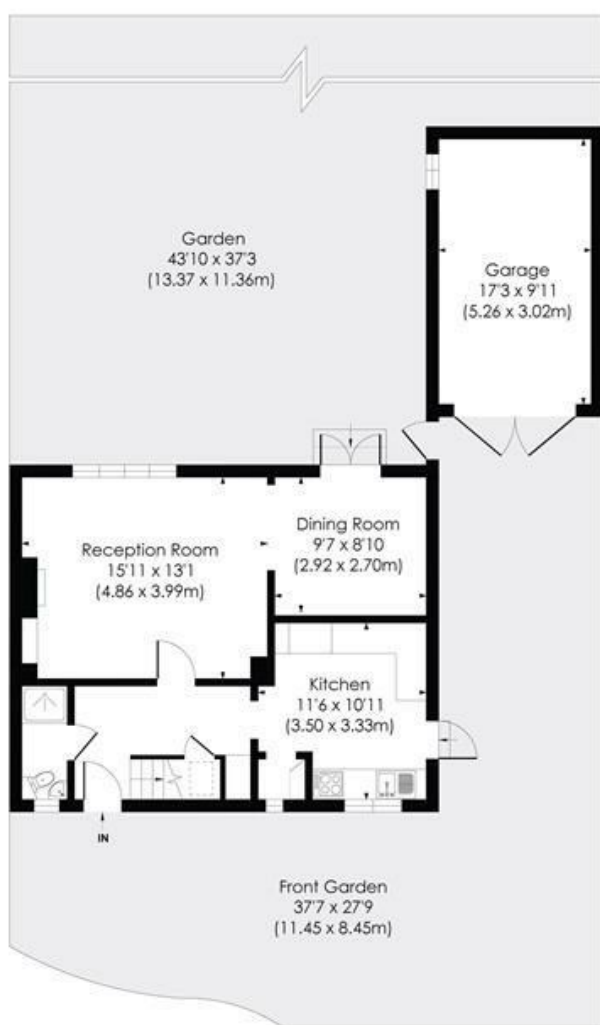
**\*\* RARE TO THE MARKET \*\*** This superb (1114 sqft - 103.47 sqm) **THREE BEDROOM**, Semi Detached house has a lovely South facing garden, a separate garage and no onward chain. Located in a lovely cul-de-sac only 0.6 Miles to Raynes Park High Street, Station and amenities. There is an excellent sized reception room, a down stairs w.c/shower room, a spacious kitchen and a separate dining room. On the first floor there are two excellent sized double bedrooms, one good sized single bedroom and a modern family bathroom.



## BLENHEIM CLOSE, SW20

Approx. Gross Internal Floor Area

1114 Sq. ft/103.47 Sq. m (Excluding Garage)



GROUND FLOOR

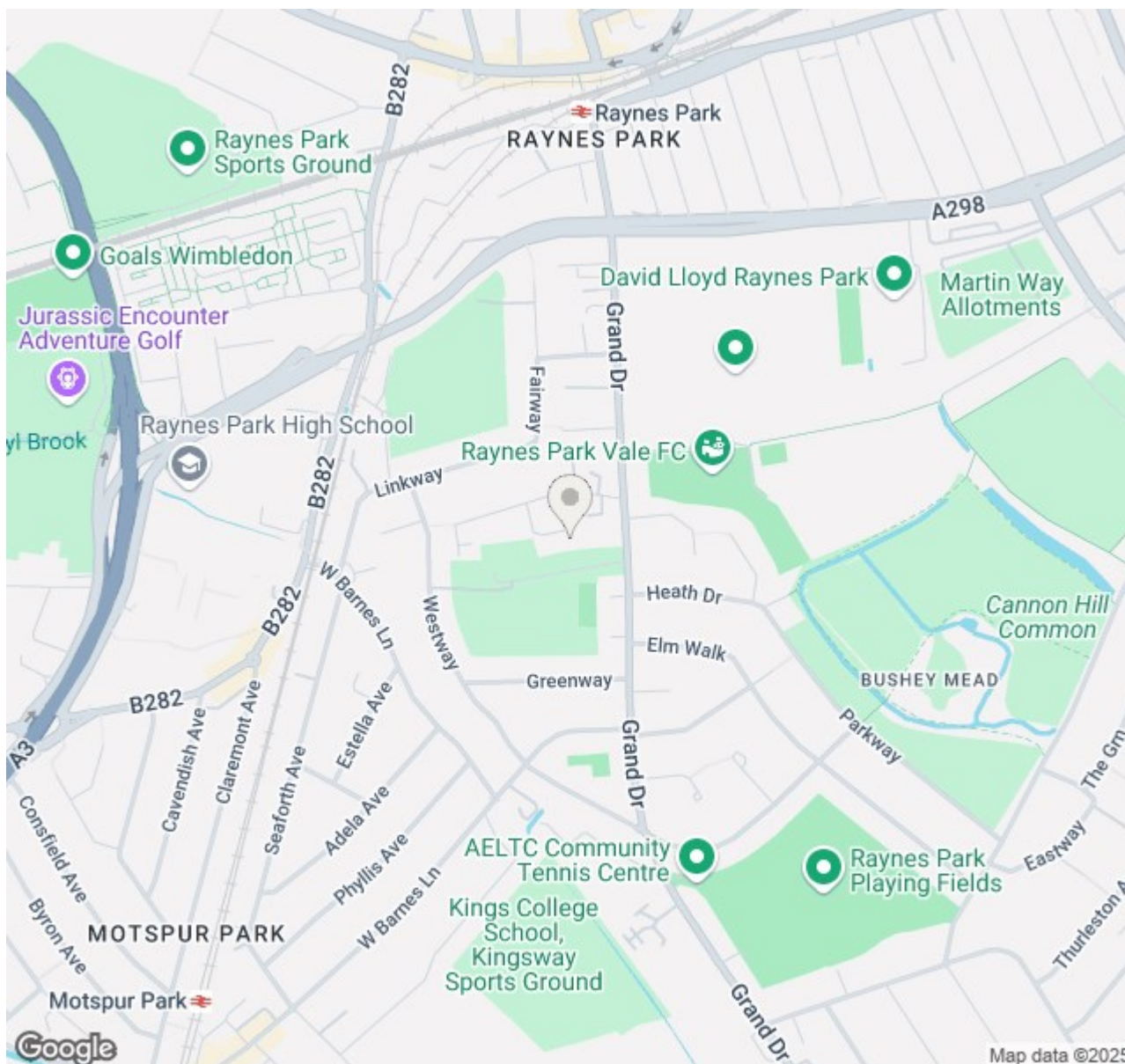


FIRST FLOOR

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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.



- Three Bedroom - 1114 sq.ft - 103.47 sq.m
- Semi Detached House
- Desirable Cul-De-Sac Location
- South Facing Garden - Separate Garage
- Off Street Parking - Downstairs W.C
- Potential To Extend S.T.P.P
- Close to Raynes Park Station
- No Onward Chain
- EPC Rating - C
- Council Tax Band - F

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>69</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 |           |                                                                                                               |
| England & Wales                             |           | 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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