

## Southway Raynes Park, SW20 9JH

**£800,000 Freehold**



**This spacious 1,625 sqft FOUR DOUBLE BEDROOM, TWO BATHROOM 1930's Mid-Terrace "Blay" house has a fantastic open plan kitchen/dining/family room, a larger than average separate front reception room, a downstairs W.C, off street parking to the front, a good sized rear garden with home office and a fabulous sized master bedroom with en suite shower room. Ideally located for access to Raynes Park High Street and Station, Cannon Hill Common and a selection of well-regarded schools. NO ONWARD CHAIN.**

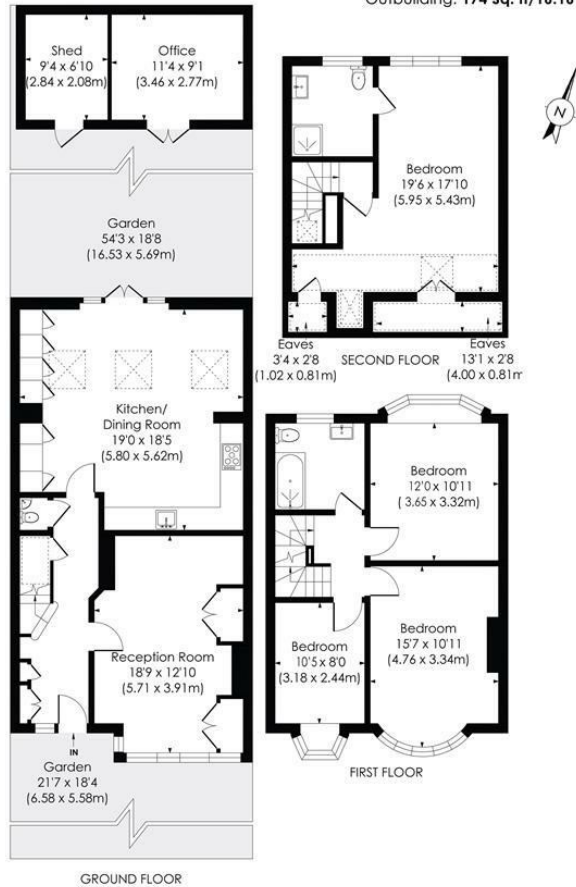
## SOUTHWAY, SW20

Approx. Gross Internal Floor Area

1625 Sq. ft/150.93 Sq. m (Including Reduced Height)

1507 Sq. ft/140.03 Sq. m (Excluding Reduced Height)

Outbuilding: 174 Sq. ft/16.16 Sq. m

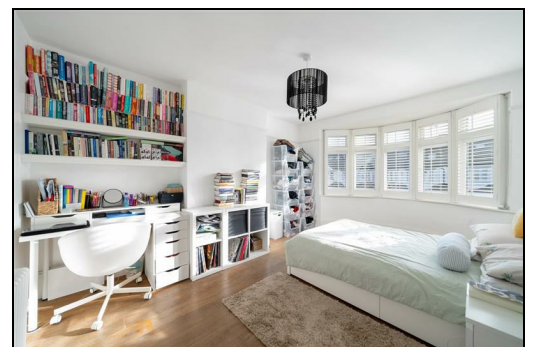
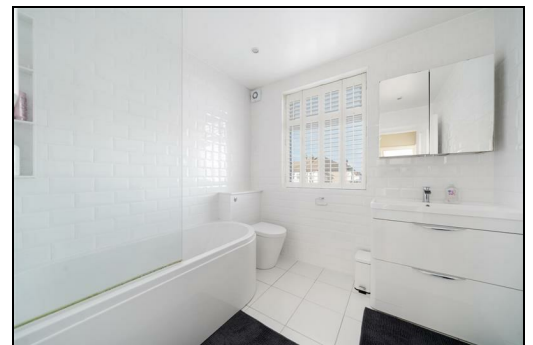


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- Four Double Bedroom - Two Bathroom - Downstairs W.C
- 1,625 sqft - 150.93 sqm - Mid-Terrace "Blay" House
- Off Street Parking And Good Sized Rear Garden
- Superb Open Plan Kitchen/Dining/Family Room
- Larger Than Average Separate Front Reception Room
- Close To Cannon Hill Common
- Easy Access To Raynes Park Station And High Street
- No Onward Chain
- EPC - C
- Council Tax Band - E



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             | 82        |
| EU Directive 2002/91/EC                     |           |

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