

**Martin Way**  
**London, SW20 9BT**

**£650,000 Freehold**

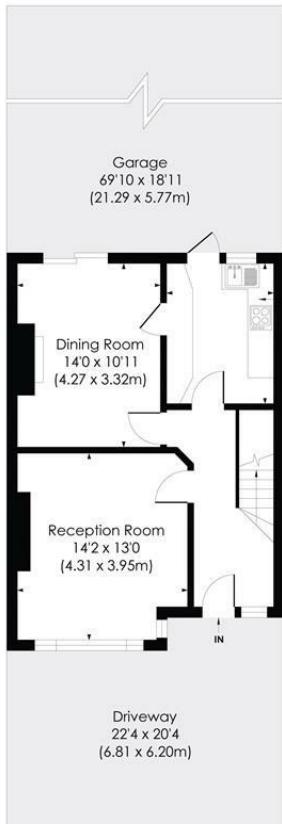


**'Blay' style house, new to the market in need of some updating, making this a superb property for any families looking for a house they can do work on and make their own. The property has three spacious bedrooms, two large reception rooms, leading onto a secluded rear garden. With off street parking to the front. This property has great potential for extension to both the loft and rear (subject to planning permission.)**

## MARTIN WAY, SW20

Approx. Gross Internal Floor Area

1062 Sq. ft/98.67 Sq. m



GROUND FLOOR



FIRST FLOOR

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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.

- Blay style house
- Three bedrooms
- Off Street Parking
- Possibility to extend subject to planning permission
- No Onward Chain
- Merton Council Tax Band - D
- EPC - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F	41	
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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