

7 Botsford Road Raynes Park, SW20 9NP

£775,000 Freehold



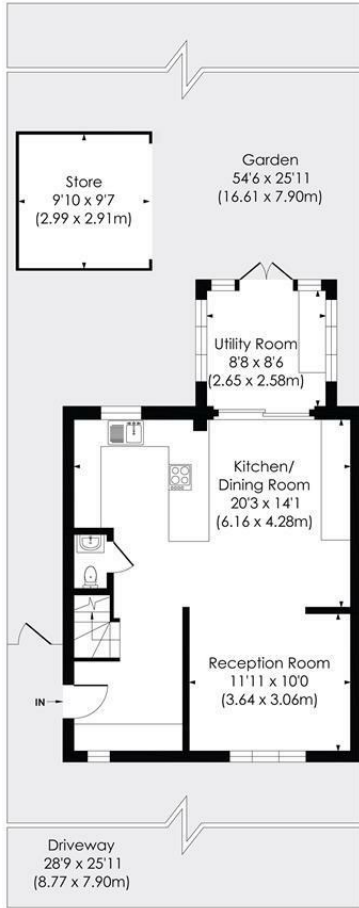
A beautifully refurbished and extended three-bedroom family home, offering stylish and well-balanced accommodation throughout. The ground floor comprises a bright front reception room and a stunning open-plan kitchen/dining space, created via a full-width rear extension, featuring a central island and excellent entertaining space. The ground floor further benefits from underfloor heating throughout, a separate utility room, and a WC.

Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom. Externally, the property enjoys a well-maintained south-west facing rear garden with a covered seating area, ideal for year-round use, along with a useful outbuilding/store. To the front, there is a private driveway providing off-street parking.

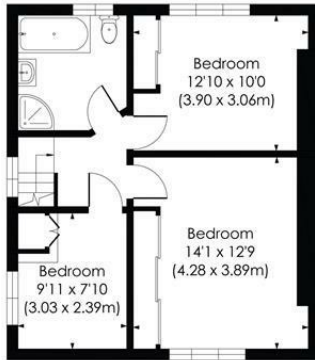
Conveniently located within easy reach of Raynes Park and Wimbledon Chase stations, offering direct links into Central London, as well as a selection of well-regarded local schools and green open spaces.

BOTSFORD ROAD, SW20

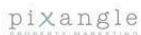
Approx. Gross Internal Floor Area
1074 Sq. ft/99.76 Sq. m
 (Excluding Store)



GROUND FLOOR



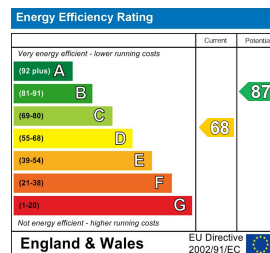
FIRST FLOOR



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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- End of Terrace Family Home
- Three Bedrooms
- Off-Street Parking
- Utility Room & Ground Floor WC
- South West facing Garden
- Close to Wimbledon Chase & Raynes Park Sations
- Excellent Local Schools Nearby
- Potential to Extend Loft (STPP)
- EPC Rating - C
- Merton Council Tax Band - D



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