

Derwent Road Raynes Park, SW20 9NH

£550,000 Freehold

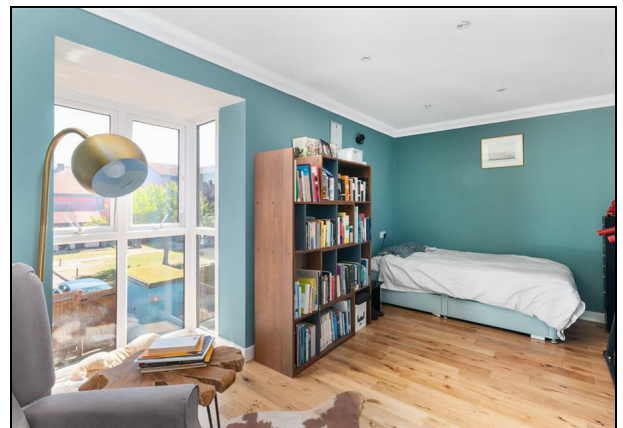
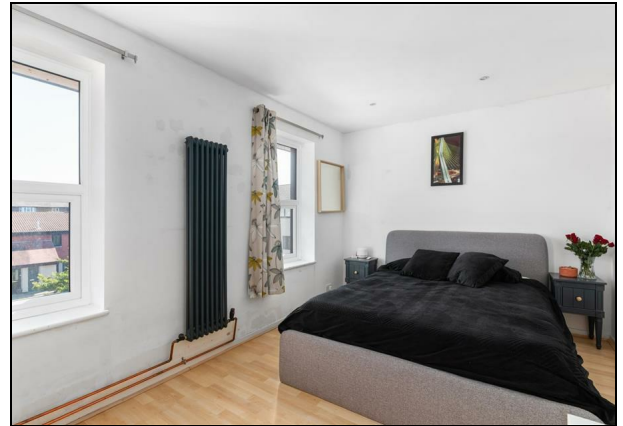
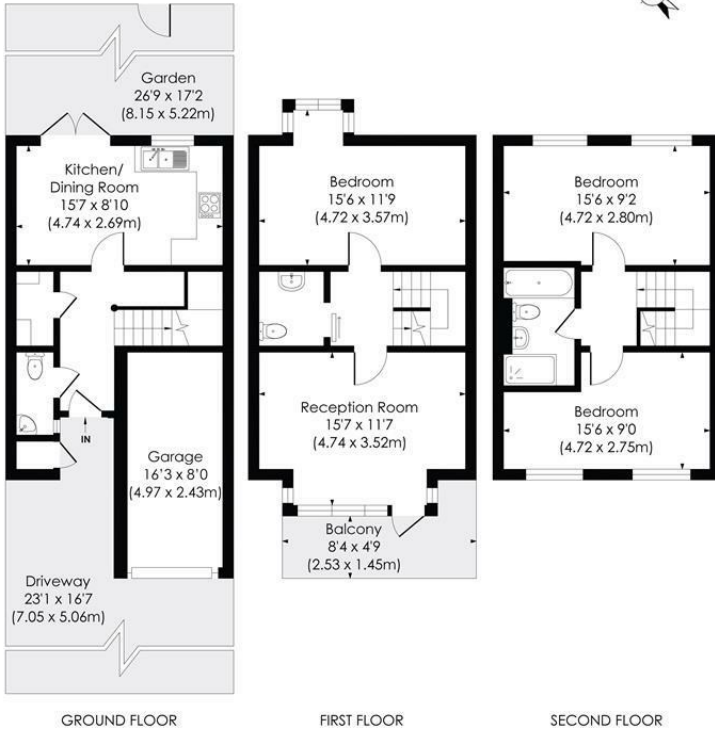


A spacious three double bedroom freehold townhouse, located on a private road within easy access to Raynes Park Town Centre and Trainline, Morden Northernline Tube as well as local schools and amenities close by. Boasting off-street parking, a garage and two W/C's. Configured over 3 floors, and comprising a modern kitchen/diner on the ground floor which opens out onto a private garden. Upstairs includes the well appointed reception with balcony, large W/C and one double bedroom, with two further bedrooms and the family bathroom found on the top floor. This is an ideal family home for those looking to move to SW20.

DERWENT ROAD, SW20

Approx. Gross Internal Floor Area

1081 Sq. ft/100.39 Sq. m
(Including Garage)



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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.

- Three Bedroom Townhouse
- Bathroom & Two W/C's
- Off-Street Parking & Garage
- Reception with Balcony on First Floor
- Private Garden
- Located in a Private Development in SW20
- Desirable Schools and Multiple Transport Links Nearby
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	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		72	78
		EU Directive 2002/91/EC	

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