

Orchard Close Raynes Park, SW20 9HU

£1,050,000 Freehold

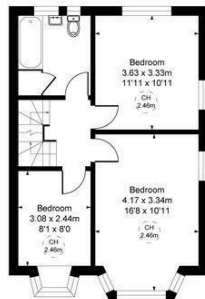


This superb 1,774 sqft FOUR DOUBLE BEDROOM, TWO BATHROOM fully extended End of Terrace 1930's Blay House with side plot is located on a sought after cul-de-sac only 0.5 Miles to Raynes Park High Street and Station. There is off street parking to the front with the potential to create further spaces, a welcoming entrance hall with storage and downstairs W.C, a lovely dual aspect reception room and a stunning 7.43 metre extended open plan kitchen/dining/family room with high specification kitchen, quartz worktops and island, bifolding doors directly onto the South facing garden and separate utility room. On the first floor are three good sized bedrooms and a lovely family bathroom. The loft has also been extend creating an exceptional spacious master bedroom with en suite. Potential to further extend to the side subject to the usual planning consents.

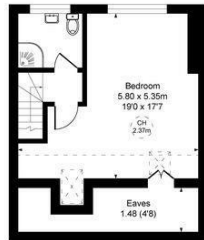
Orchard Close Raynes Park, SW20
 Approximate Gross Internal Area
 164.85 sq m / 1774 sq ft
 (Excluding restricted height
 under 1.5m/5.0ft sq m/16.18 sq ft)
 (CH = Ceiling Heights)



Ground Floor

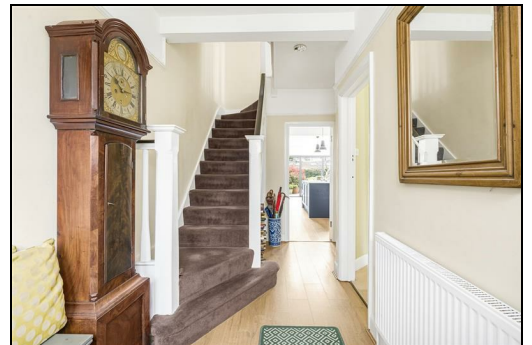


First Floor



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- 1,774 sqft Four Double Bedroom - Two Bathroom
- Fully Extended 1930's Blay House With Side Plot
- Stunning Open Plan Kitchen/Dining/Family Room
- South Facing Garden - Utility Room - Downstairs W.C
- 0.5 Miles To Raynes Park Station And High Street
- Sought After Cul-De-Sac Location
- Dual Aspect Reception Room - Off Street Parking
- Spacious Master Bedroom With En Suite Shower Room
- EPC - D
- Council Tax Band - E

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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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