

## **Botsford Road Raynes Park, SW20 9NP**

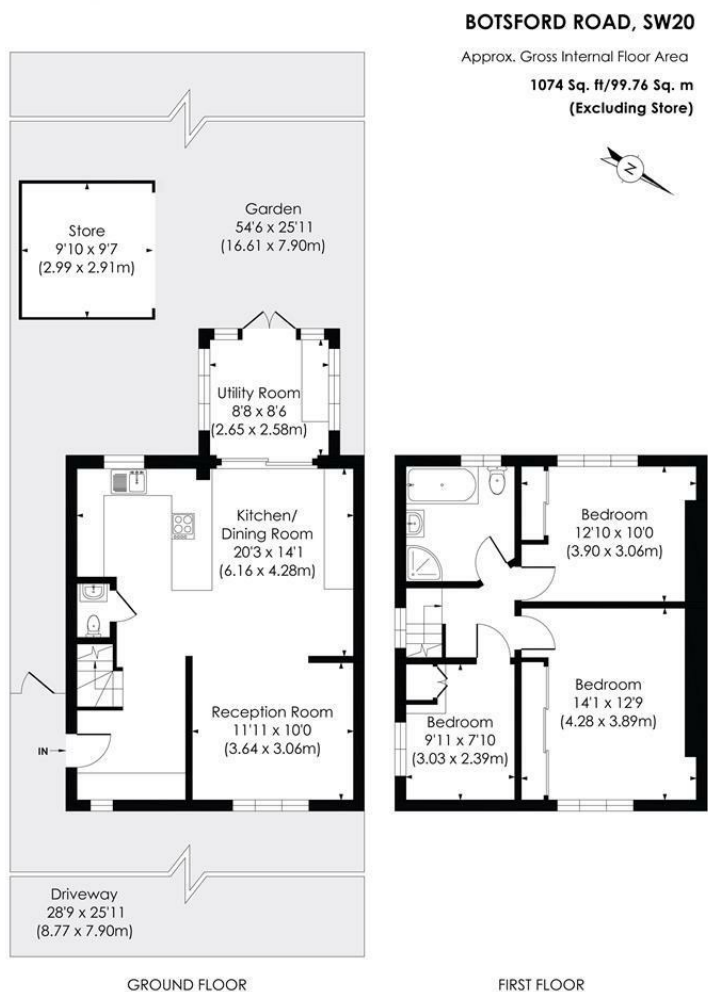
**£775,000 Freehold**



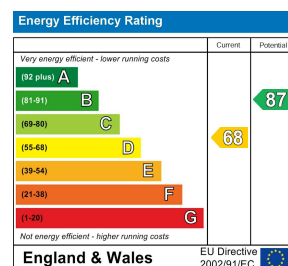
A beautifully refurbished and extended three-bedroom family home, offering stylish and well-balanced accommodation throughout. The ground floor comprises a bright front reception room and a stunning open-plan kitchen/dining space, created via a full-width rear extension, featuring a central island and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



- 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 Satons
- Excellent Local Schools Nearby
- Potential to Extend Loft (STPP)
- EPC Rating - C
- Merton Council Tax Band - D



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