



Open Views

Parkway,
Raynes Park, Londo, SW20

£539,000 FREEHOLD

A wonderfully located family home overlooking Cannon Hill Common offering bright family accommodation with a great size south facing garden and garage.

- Semi Detached Home
- Large Reception Room
- Dining Room open to
- Updated Kitchen
- 3 Excellent Bedrooms
- 4 Piece Bathroom
- Double Glazing
- Garage
- 80' South Facing Garden
- Fantastic Views.

haart ...is where
your home is



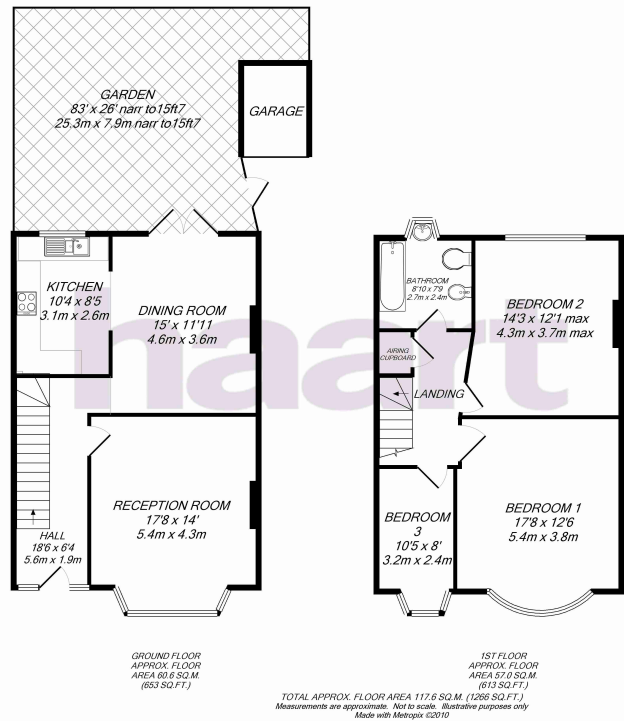


Accommodation

This halls adjoining Semi Detached home is wonderfully positioned overlooking the wide open spaces of Cannon Hill Common and within easy reach of many excellent amenities including schools closeby. The accommodation over 2 floors provides large reception room, dining room open plan with updated kitchen, 3 excellent double bedrooms and 4 piece bathroom. There is potential to extend into the large loft / stpp. The house benefits from gas heating, double glazing original doors and a wonderful south facing 80' rear garden, off road parking with shared drive to garage. A great location and home not to be missed!

Location

Go under bridge and right at lights, continue up Grand Drive and take 2nd left into Heath Drive which continues into Parkway the house is on the right.



Contact haart of raynes park ■ 020 8 946 9426 until 10pm weekdays

40 Coombe Lane, Raynes Park, London, SW20 0LA raynes.park@haart.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	61	65
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	56	58
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Wellington House, Butt Road, Colchester, Essex CO3 3DA.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT019303922

SRA4_P_2pQ30gm200_HRT0002801417102.pdf

