



Greenview Drive, Raynes Park SW20 9DS

Guide Price £925,000 Freehold

 4  3  2

- EPC EER B
- Private Cul-De-Sac Development
- Corner Plot With Wider Garden

- 0.3 Miles of Raynes Park Mainline
- Garage & Driveway
- Contemporary Finish Throughout



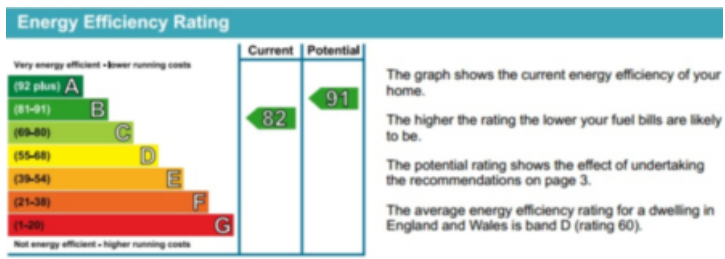
### Property Details

A superbly presented four bedroom three year old town house, located within this desirable cul-de-sac development only 0.3 miles from Raynes park BR station, town centre and Waitrose Supermarket.

With 1783 SQFT of floor space this contemporary home benefits from direct views over open playing fields, a private balcony on the first floor, garage & drive way, a down stairs WC and a South West facing garden that spans 39' in width whilst enjoying land to the side.

Having been built with very modern eco technologies the property further benefits from triple glazing and a heat recovery system. In our view this property would make an ideal family home.

The accommodation comprises four bedroom each with fitted wardrobes, a stylish four piece family bathroom suite, an en-suite shower room to bedroom two, a further en-suite master bathroom suite to bedroom one, a large 17'6 x 16'3 living room with full width balcony, integral garage, off road parking for one car, down stairs WC, utility cupboard, a particularly bright 19'5 x 16'3 kitchen/ dining room with integrated appliances and a landscaped rear garden.



#### Actions you can take to save money and make your home more efficient

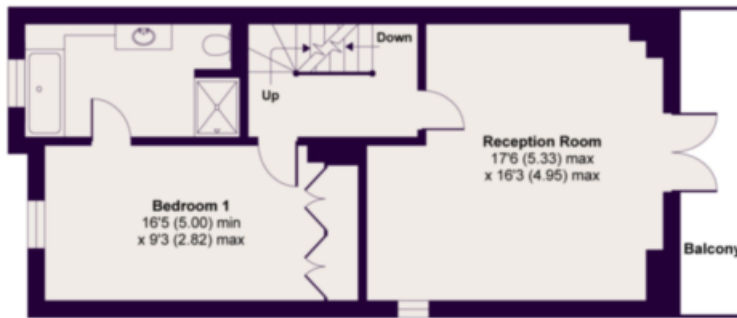
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 63
2 Solar water heating	£4,000 - £6,000	£ 117
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666

## The Pavillions, Greenview Drive, SW20

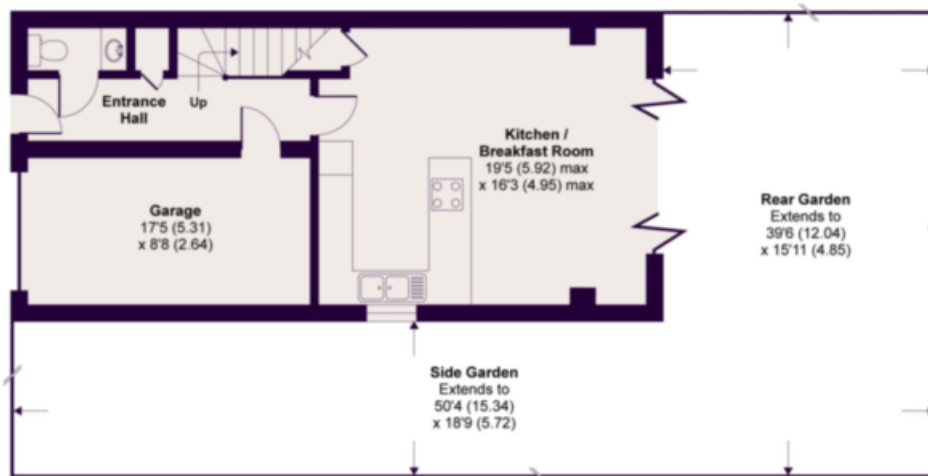
APPROX. GROSS INTERNAL FLOOR AREA 1783 SQ FT 165.6 SQ METRES (INCLUDES GARAGE)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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