

## BUSHEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1034 SQ FT- 96.10 SQ M  
(EXCLUDING EAVES & HOBBIES ROOM)  
LOFT AREA : 250 SQ FT- 23.20 SQ M  
EAVES AREA : 170 SQ FT- 15.80 SQ M  
TOTAL AREA : 1454 SQ FT- 135.10 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Bushey Road, Raynes Park, SW20 0JN

Guide Price £674,950 Freehold



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for  
Sale

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THE LOCATION

The property is situated in this sought after SW20 area being only moments walking distance from the useful amenities of Raynes Park including a Public Library, Waitrose and a selection of coffee shops, restaurants and other small businesses. Raynes Park commuter station offers fast and frequent rail services to Waterloo. Also within easy reach of the David Lloyd Sports Club



THE PROPERTY

This charming property was built by George Blay in the 1930's style, and has spacious rooms. There are 3 double bedrooms, bathroom, loft hobbies room, shower room, separate w.c., living room, dining room, fitted kitchen, a charming southerly aspect rear garden and a front garden. The property offers huge potential to extend, subject to planning consent. There is no onward chain, so early viewing is recommended. We understand from the seller that Merton Council has the property listed as a fully licensed House of Multiple Occupation (HMO - expiring April 2028) for up to 5 residents.

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | 69                      | 82        |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      |                         |           |
|   | EU Directive 2002/91/EC |           |

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.