

## WESTWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1465 SQ FT- 136.10 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

Westway, Raynes Park, SW20 9LT

£870,000 Freehold



95 High Street Wimbledon SW19  
020 8016 9700  
wvsales@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7  
020 7581 0154  
sksales@fullergilbert.co.uk

for  
Sale

Fuller Gilbert

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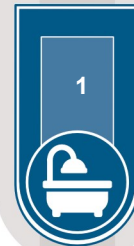
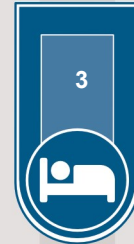
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





THE LOCATION

The property is located on a pretty tree-lined street and is within walking distance to Raynes Park mainline station with regular train services into London Waterloo (20 minutes); the nearby A3 provides access to major motorways. Local shops including Waitrose and Sainsburys, as well as restaurants are all within easy reach. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors. There are various parks and recreational facilities all within walking distance to the property.



THE PROPERTY

This superb home offers well planned, spacious accommodation. On the ground floor there is a stunning open plan kitchen/family/living room with bi-fold doors opening on to a west facing rear garden. There is also a guest room/home office with cloakroom and a separate utility room. Upstairs are three generous bedrooms with a large family bathroom with bath and shower. To the front is off street parking for two cars and to the rear a good size westerly facing rear garden.

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.

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		
		76
	55	
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		