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This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**4 Heights Close,
West Wimbledon, SW20 0TH**

£995,000 Freehold

Chain Free Property - A charming 3 bedroom modern property consisting of bright and spacious rooms and adaptable accommodation throughout, ideally located on a quiet, sought after residential close within the heart of West Wimbledon. The property also offers an integral garage, private balcony, off street parking and flexible accommodation across three floors.

- Principal Bedroom with En-Suite
- Study/Store
- Chain Free
- Guest Cloakroom
- Front Garden with Off-Street Parking
- Two Further Bedrooms
- Fitted Kitchen
- Living Room with Delightful Balcony
- Pretty Tiered Gardens
- Council Tax Band G

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is situated on a quiet residential cul de sac on the slopes up to Wimbledon Common, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose) and businesses, the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector.



Description

The property is approached by an inviting front garden, which also provides off-street parking. There is a covered porch area with bin stores. Beyond the front door is a hall with guest cloakroom, cloaks cupboard and then internal access to the garage via a very useful study and a utility room. The staircase up to the first floor leads to the fitted kitchen, living room with private balcony. There are interconnecting doors to a dining room with with access out to the garden. Steps up to the second floor lead to a spacious main bedroom with en-suite shower, the family bathroom and two further bedrooms.



Outside is a beautifully presented and pretty tiered garden.

There is planning permission granted to convert the garage granted by the council.

An early viewing is highly recommended! The loft is half boarded.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.

