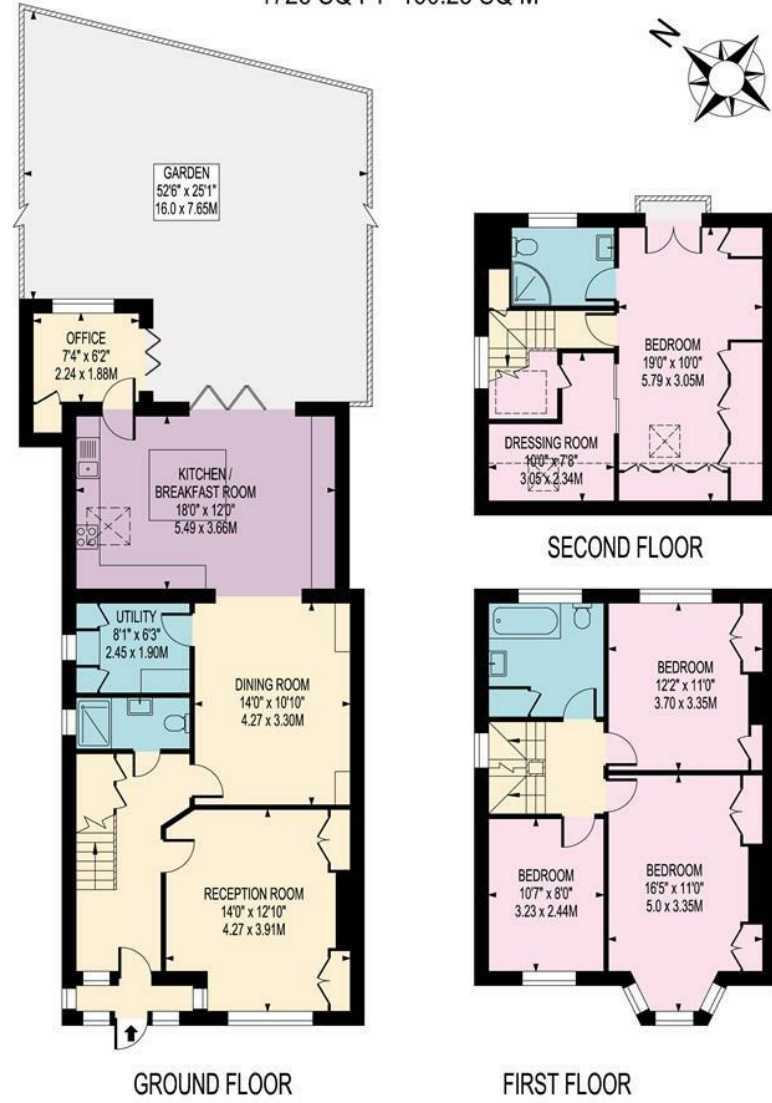


WESTWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1725 SQ FT- 160.25 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.

Westway, Raynes Park, SW20 9LU

£950,000 Freehold



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for Sale

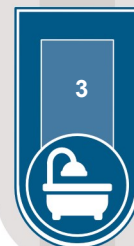
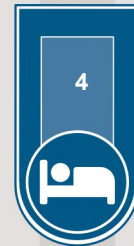
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



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

A charming four bedroom end-of-terrace Blay house located on Westway in Raynes Park. This well-presented property offers spacious and comfortable living, featuring four good-sized bedrooms, a generous-sized garden perfect for family activities, and well-proportioned rooms throughout. The interior is in good condition—clean, bright, and move-in ready. The home retains a cosy and inviting feel, ideal for families or those seeking ample space in a friendly neighbourhood.

The ground floor comprises a separate reception room, dining room, open kitchen/dining room, separate office, utility, and a shower room.

Externally at the front of the property is off-street parking for several vehicles whilst at the rear is a well proportioned garden mainly laid to lawn with patio space for entertaining.

On the first floor is three spacious double bedrooms and a family bathroom with the principal bedroom on the second floor benefiting from an en suite and dressing room.

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		
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