HEIGHTS CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1431 SQ FT- 132.90 SQ M

GROUND FLOOR FIRST FLOOR SECOND FLOOR

Fuller Gilbert & Company Established 2001

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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.

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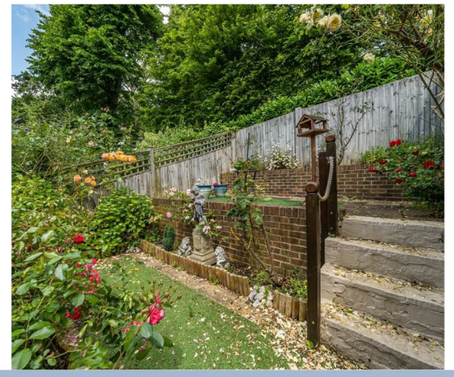
Guide Price £750,000 Freehold

for sale

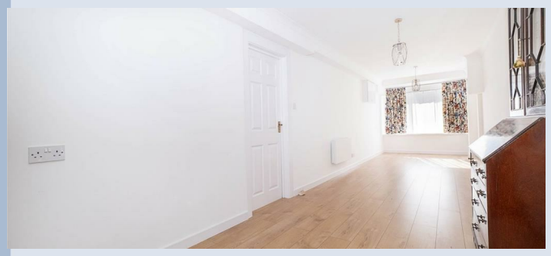
Fuller Gilbert & Company Est. 2001

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



THE 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.



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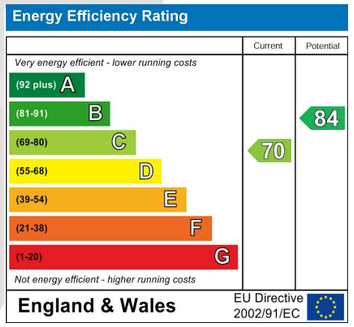
THE PROPERTY

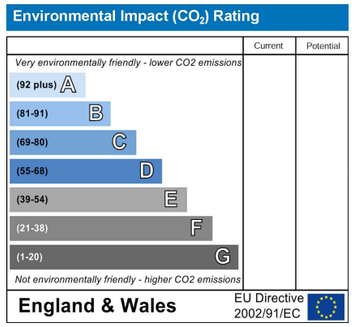
The property is approached by an inviting front garden, which also provides off-street parking. There is a covered porch area with bin stores. Beyond the front door is a hall with guest cloakroom, cloaks cupboard and then internal access to the newly converted spacious ground floor bedroom and a utility 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 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. There is also a part boarded loft.

Outside is a beautifully presented and pretty tiered garden.

An early viewing is highly recommended!

The loft is half boarded.





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.