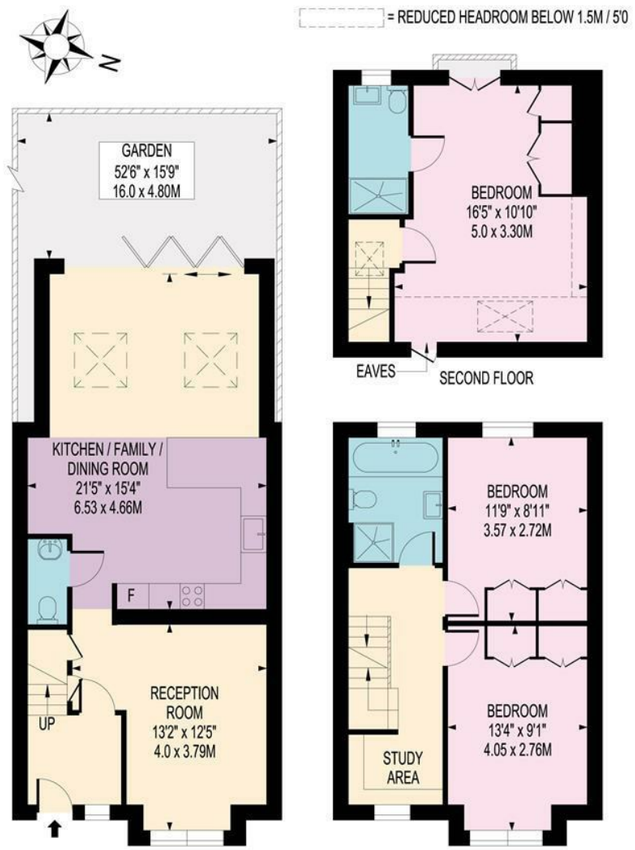
CHESTNUT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1126 SQ FT- 104.57 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.

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

Fuller Gilbert & Company Est. 2001

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

www.fullergilbert.co.uk

Chestnut Road, Raynes Park, SW20 8ED

£870,000 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 in the sought after 'Apostles' area of SW20. The useful amenities of Raynes Park including the David Lloyd Sports Centre, a Public Library, Waitrose, a selection of coffee shops and restaurants are close by. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo, whilst Wimbledon Chase Primary School, station and shops are also nearby.



3

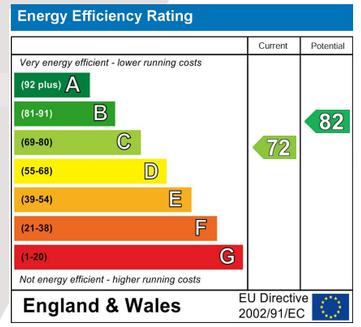
2

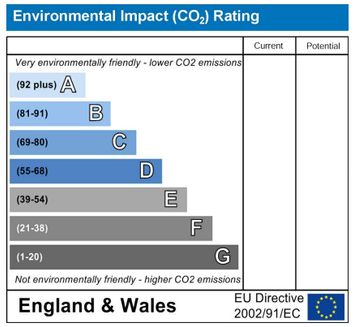
2



THE PROPERTY

A beautifully presented three-bedroom Apostle house, ideally situated on the highly sought-after Chestnut Road in the heart of Raynes Park.
This attractive family home offers well-balanced accommodation arranged over three floors and has been thoughtfully updated to provide stylish and practical living space throughout. The ground floor features a spacious open-plan kitchen, dining and breakfast room forming the heart of the home, with bi-fold doors opening onto a delightful west-facing rear garden, ideal for entertaining and family living. A separate reception room provides additional living space, while a convenient ground floor WC completes the accommodation on this level.
The first floor comprises two generous bedrooms and a contemporary family bathroom, while the principal bedroom occupies the top floor and benefits from fitted storage and a modern en-suite shower room.
The property is well appointed throughout and offers an excellent blend of character and modern living. The west-facing garden enjoys plenty of afternoon and evening sun and provides a lovely outdoor retreat.
Chestnut Road is one of the area's most desirable Apostle Roads, conveniently located for Raynes Park station, local shops, excellent schools and a range of recreational amenities.





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.