

## CHESTNUT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1764 SQ FT- 163.90 SQ M  
(EXCLUDING GARDEN STUDIO & EAVES)  
GARDEN STUDIO AREA : 171 SQ FT- 15.90 SQ M  
EAVES AREA : 68 SQ FT- 6.30 SQ M  
TOTAL AREA : 2003 SQ FT- 186.10 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.

### Chestnut Road, Raynes Park, SW20 8ED

### £1,175,000 Freehold



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for  
Sale

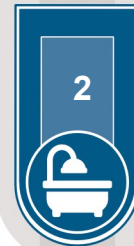
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is 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.



THE PROPERTY

A beautifully presented and fully extended 4 bedroom, 2 bathroom semi-detached house located on the ever popular Chestnut Road. The ground floor boasts a large double reception room that opens into the well-equipped, bespoke kitchen/dining/family room with doors out to the garden. There is also a ground floor cloakroom.

On the first floor are 3 double bedrooms, including the exceedingly generous principal bedroom with fitted wardrobes. On the second floor is another spacious bedroom and a separate bath and shower room.

To the rear is the south-westerly facing garden with a delightful garden studio which has been recently added accompanied with garden storage to the rear.

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		
	70	83
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	

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.