

WEST WAY
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1605 SQ FT - 149.13 SQ M
(EXCLUDING GARDEN HOUSE & STORE)
APPROXIMATE GROSS INTERNAL AREA OF GARDEN HOUSE & STORE: 121 SQ FT - 11.25 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.



**119 Westway,
Raynes Park, SW20 9LT**

£1,050,000 Freehold

This beautiful, fully extended house on Westway in Raynes Park is a perfect blend of modern luxury and classic charm. Featuring four spacious bedrooms, the property offers ample living space for a growing family. It boasts off-street parking, adding convenience and security for multiple vehicles. Inside, the house is immaculate, with a pristine finish throughout, yet it retains its original features, preserving its character and charm.

- Four Bedrooms
- Separate Reception Room
- Home Office In South/West Facing Garden
- Utility Room
- Downstairs W/C
- Open Planned Kitchen/Dining
- Off Street Parking
- Immaculately Presented Throughout
- Two Bathrooms
- Sold Chain Free

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.

020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

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.



Description

The separate reception room provides a cosy space for relaxation, while the modern kitchen and dining area are ideal for family gatherings. A well-appointed utility room adds to the functionality of the home. Additionally, a home office located in the south west facing garden offers a peaceful and productive work environment away from the main living areas. This stunning property seamlessly combines contemporary comfort with traditional elegance.



Upstairs you will find three spacious bedrooms on the first floor accompanied with a family bathroom. The master bedroom is on the second floor with the benefit of having an en suite.



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	73	85

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.