LINKWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1328 SQ FT - 123.40 SQ M
(EXCLUDING GARAGE & EAVES)
GARAGE AREA : 126 SQ FT - 11.70 SQ M
EAVES AREA : 78 SQ FT - 7.20 SQ M
TOTAL AREA : 1532 SQ FT - 142.30 SQ M



Fuller Gilbert & Company Established 2001

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.

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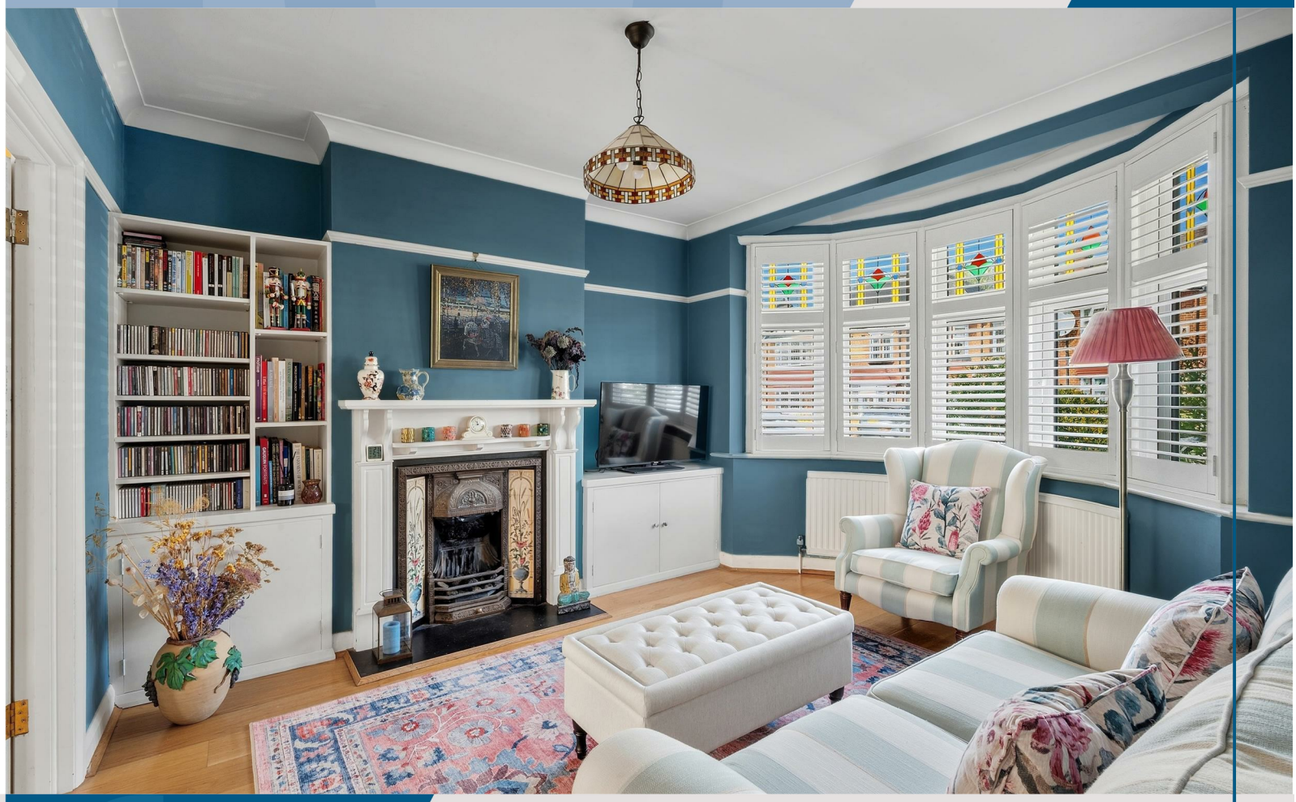
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Linkway, Raynes Park, SW20 9AU

£995,000 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 located on a popular residential road and is within walking distance to Raynes Park mainline station with regular train services into London Waterloo (20 minutes); the A3 provides access to major motorways. Local shops including Waitrose, Tesco(superstore) and Sainsburys, as well as restaurants are all within walking distance 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 alongside David Lloyd gym.



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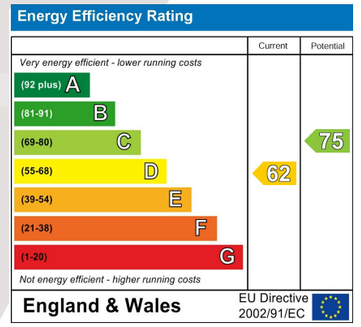


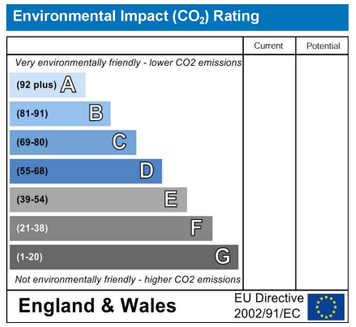
THE PROPERTY

A beautifully presented four-bedroom semi-detached family home offering generous and versatile accommodation, including two reception rooms, two bathrooms, a principal bedroom with ensuite, and a conservatory. The property provides excellent space for modern family living, with well-proportioned rooms and a flexible layout across both floors.

A particular highlight is the beautiful south-facing rear garden, providing a wonderful private outdoor space for relaxing and entertaining, with plenty of sunshine throughout the day. The property also benefits from a garage and off-street parking for up to two cars, adding further convenience and valuable storage.

There is also potential to extend the ground floor, subject to the necessary planning permission and consents, offering an exciting opportunity for a new owner to further increase the living accommodation and tailor the property to their requirements. Overall, this is a fantastic family home combining substantial existing accommodation with a desirable garden, parking for multiple cars, garage and excellent scope for the future.





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.