

WESTWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1078 SQ FT - 100.13 SQ M (EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.91 SQ M



GROUND FLOOR 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.

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.





Estate Agents • Valuers • Development Consultants



48 Westway, Raynes Park, SW20 9LU

Reduced To £835,000 Freehold

This superb Blay style, 1920's house has been recently renovated throughout presenting an ideal family home offering modern and up to date living accommodation throughout. The property has the great benefit of having planning permissions in place (Planning Ref 20/P2111) for further extensions to the house, which can be undertaken immediately if any buyer wishes to do so.

- Three Good Size Bedrooms
- Recently Renovated Throughout
- Separate Garage
- Separate Reception
- Planning Permission In Place For Extensions
- Open Plan Kitchen/Dining
- Spacious Family Bathroom
- Off Street Parking
- Sought After Location
- Council Tax Band E

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Location

The property is located on a popular residential road off Grand Drive. The amenities and commuter stations of both Raynes Park and Motspur Park are close at hand while the green spaces of Cannon Hill Common are a short walk away. Popular sought after schools and nurseries, including St John Fisher RC Primary School, are also within easy reach.

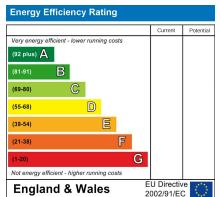


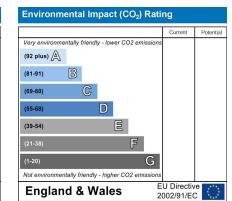
Description

spacious living.

The property has been recently renovated throughout to a high standard, to allow for modern living accommodation. The property is greeted by ample off street parking with a westerly aspect facing frontage allowing for plenty of light into the front of the property. There is a spacious entrance hall leading to a large reception room with a feature fireplace, refurbished original floorboards to allow for modern yet period features running through the property. The original wall separating the kitchen and dining areas has been removed to allow for spacious living at the rear of the property. The modern kitchen has all fitted appliances and the dining having patio doors leading to the 55" garden and garage to the rear of the property. The property also benefits from having rear access. Upstairs are three spacious double bedrooms and a family bathroom all of which have been renovated to a high standard and allow for







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.















