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**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

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.

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

**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**

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 spacious living.



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.