



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.



**61 Chestnut Road, Raynes Park,
London, SW20 8ED**

Asking Price £735,000 Freehold

Rarely Available Attractive end terrace house with west facing garden. Characterful two bedroom house with period features and charm, featuring two bedrooms, modern bathroom, two reception rooms, extended kitchen breakfast room whilst maintaining plenty of scope to extend further/loft convert subject to consents, situated in this highly desirable 'Apostles' location. Council Tax Band D

- End of terrace freehold house
- Two bedrooms & Modern bathroom
- Kitchen breakfast room
- Attractive brick fascia
- Between Raynes Park & Wimbledon Centres
- West facing rear garden
- Scope to Extend/Loft convert STC.
- Two separate reception rooms
- Sought after 'Apostles' location
- Chain Free Property

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Location

The property is situated in the sought after 'Apostles' area being only moments walking distance from the useful amenities of Raynes Park including a Public Library, Waitrose and a selection of coffee shops, restaurants and other small businesses. Raynes Park commuter station offers rail connections to Waterloo while excellent schools both in the private and state sectors are easily accessible Wimbledon town with its more extensive shopping, amenities & additional transport facilities including district line tube is also easily accessible via bus or brisk walk along the Dundonald park cut through.

Description

The property is approached via own front garden with brick walled perimeter and gate attractive period style brick fascia and double glazed bay window, entrance hall leads to the main reception room with a feature fireplace, stripped wood floor and bay window, rear reception room could be used as a study or formal dining room, the kitchen breakfast room which has been extended to provide an informal dining space leads into a west facing rear garden which has mature planting raised beds and fenced perimeters. First floor comprises of a main bedroom with a bay window and an additional window across the full width of the house, a rear bedroom and a modern bathroom. The loft access leads into a large loft spae which has ample scope to be converted (subject to consents) to provide a further bedroom and bathroom if required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	83
(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

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.