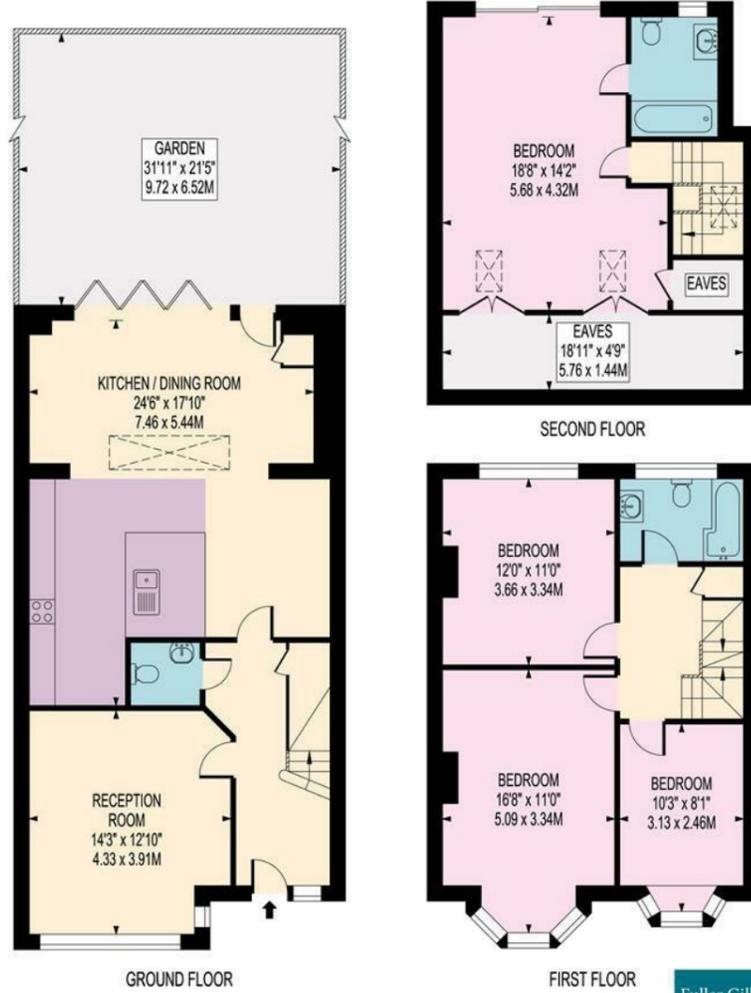


ELM CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1550 SQ FT - 144.0 SQ M
(EXCLUDING EAVES)
EAVES AREA : 89 SQ FT - 8.30 SQ M
TOTAL AREA : 1639 SQ FT - 152.30 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.

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.

Elm Close, Raynes Park, SW20 9HX

Guide Price £1,050,000 Freehold



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for Sale

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THE LOCATION

Elm Close is a quiet residential cul-de-sac located with easy reach of amenities on Grand Drive and Raynes Park. For motorists, there is quick and simple access to the A3. There are many local schools and sporting facilities.



THE PROPERTY

This beautifully presented 4 bedroom house has been recently refurbished and thoughtfully extended and offers the perfect blend of contemporary living and timeless comfort. From the moment you step inside, you're greeted by light-filled interiors, high-quality finishes, and a layout designed for modern family life. The heart of the home is a stunning open-plan kitchen and living space, ideal for entertaining or relaxing. Bi-fold doors open onto the rear garden, creating a seamless indoor-outdoor flow. On the upper floors are 4 generously sized bedrooms and two bathrooms that provide a tranquil retreat. To the front of the house is off-street parking and to the rear is a generous southerly facing garden.

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		76	83
		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.