



Chestnut Road, Raynes Park, SW20 8ED

£895,000 Freehold

Chestnut Road

Introducing Chestnut Road...

A beautifully presented three-bedroom Apostle house, ideally situated on the highly sought-after Chestnut Road in the heart of Raynes Park.

This attractive family home offers well-balanced accommodation arranged over three floors and has been thoughtfully updated to provide stylish and practical living space throughout. The ground floor features a spacious open-plan kitchen, dining and breakfast room forming the heart of the home, with bi-fold doors opening onto a delightful west-facing rear garden, ideal for entertaining and family living. A separate reception room provides additional living space, while a convenient ground floor WC completes the accommodation on this level.

The first floor comprises two generous bedrooms and a contemporary family bathroom, while the principal bedroom occupies the top floor and benefits from fitted storage and a modern en-suite shower room.

The property is well appointed throughout and offers an excellent blend of character and modern living. The west-facing garden enjoys plenty of afternoon and evening sun and provides a lovely outdoor retreat.

Chestnut Road is one of the area's most desirable Apostle Roads, conveniently located for Raynes Park station, local shops, excellent schools and a range of recreational amenities.



Welcome to Raynes Park...

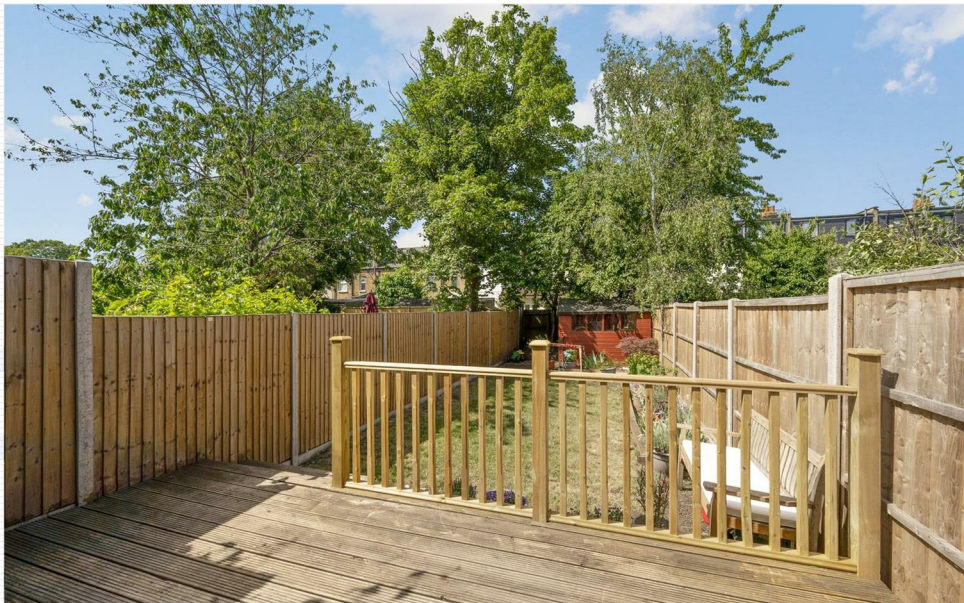
The property is situated in the sought after 'Apostles' area of SW20. The useful amenities of Raynes Park including the David Lloyd Sports Centre, a Public Library, Waitrose, a selection of coffee shops and restaurants are close by. Raynes Park commuter station offers fast and frequent rail connections to London Waterloo, whilst Wimbledon Chase Primary School, station and shops are also nearby.



- **Three Double Bedrooms**
- **Open Planned Kitchen/Dining Room**
- **Separate Reception Room**
- **Westerly Facing Garden**
- **Two Bathrooms**
- **Close To Wimbledon Chase Primary School**
- **Raynes Park & Wimbledon Chase Stations Close By**
- **Well Appointed Accommodation Throughout**
- **Between Raynes Park & Wimbledon Centres**

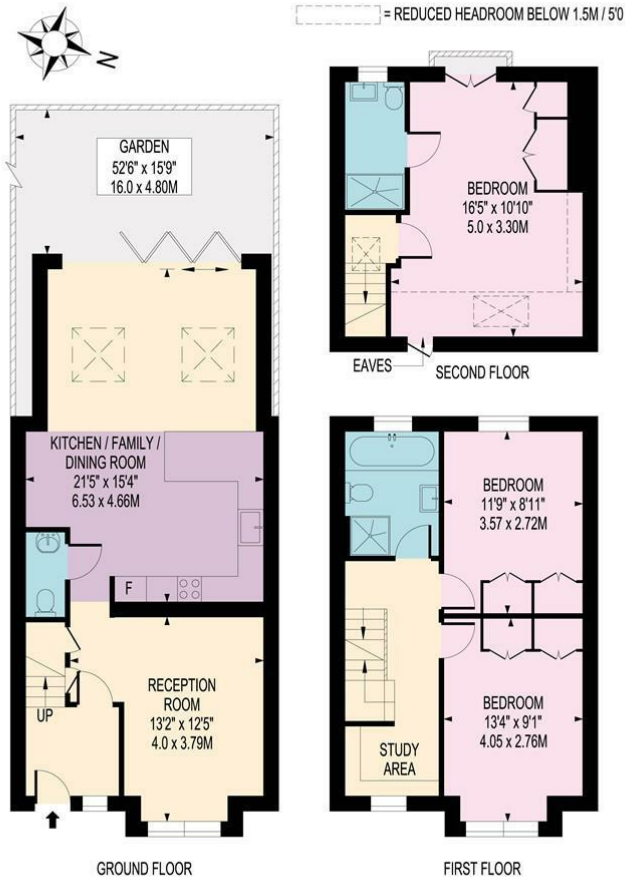
Chestnut Road





CHESTNUT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1126 SQ FT- 104.57 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 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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