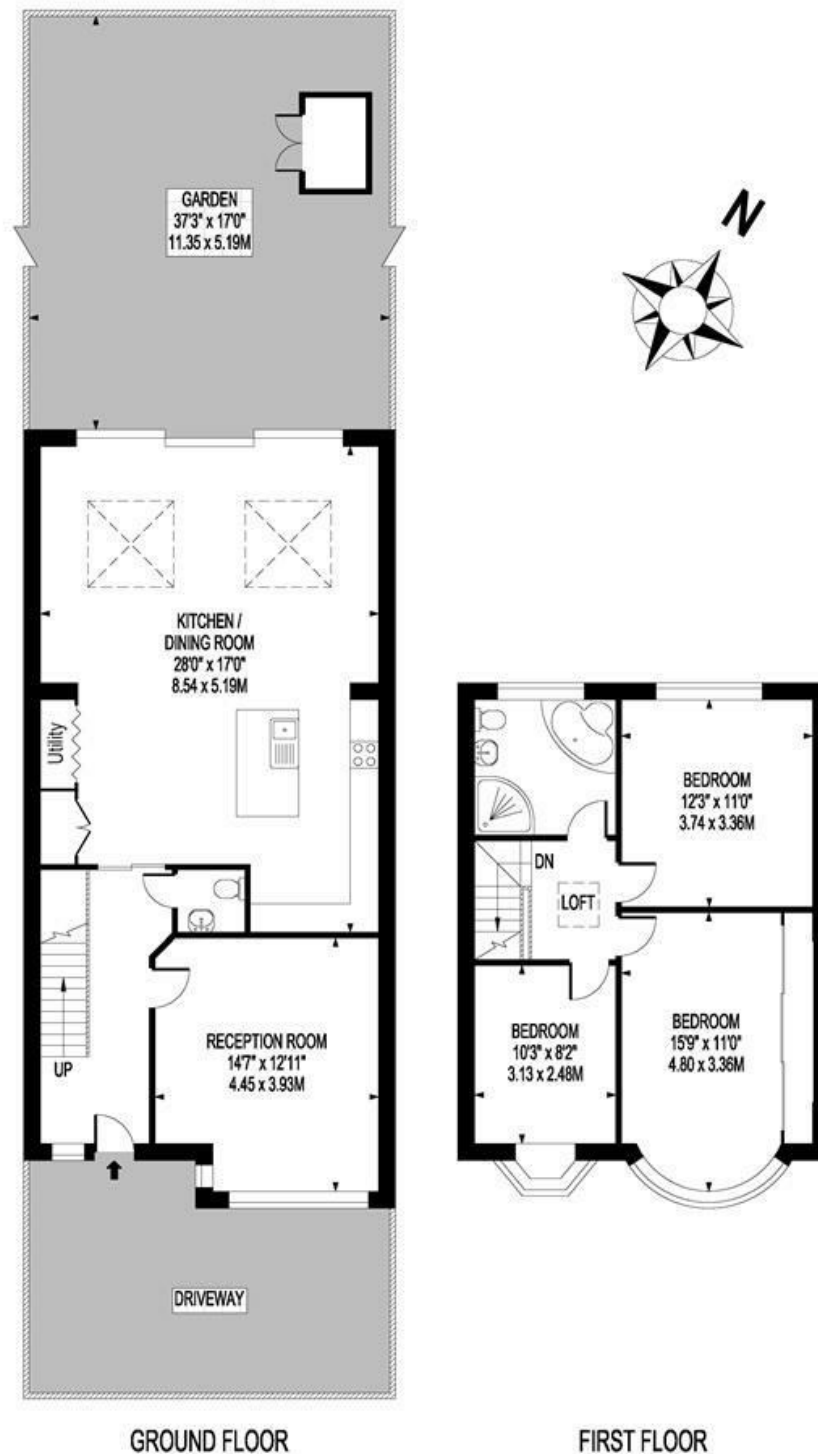


MEADOW CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1331 SQ FT- 123.70 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.

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.



65 Meadow Close, Raynes Park,
London, SW20 9JD

£839,000 Freehold

A truly stunning three double bedroom "Blay" built classic 1930's house, offering spacious, modern family accommodation and scope to extend into the loft, subject to planning consent etc.

- Three Double Bedrooms
- Spacious Front Reception Room
- Downstairs Cloakroom
- Private Rear Garden
- Excellent Location
- Luxury Bathroom
- Superb Kitchen / Family Room with High Vaulted Ceiling
- Huge Loft
- Off Street Parking
- Sole Agent

020 8016 9700

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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 cul-de-sac 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, via a pedestrian access at the end of the cul-de-sac. Popular sought-after schools, including St John Fisher RC Primary School, are also within easy reach.

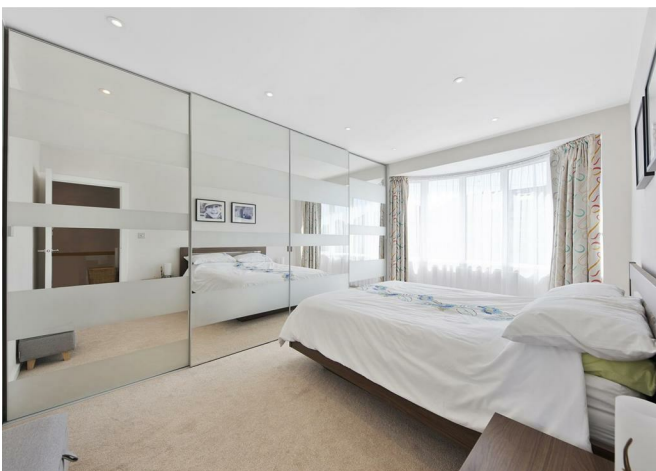
Description

An exceptional property that has been renovated by architectural design that maximises light and space throughout. to create a truly stunning family home. The property has been extended by 4 metres on the ground floor to make a superb kitchen/breakfast/family area with flow-in/flow-out access to the garden and hard wood decking area via bespoke sliding glazed doors. The kitchen has a generous central island with integrated breakfast bar, full length glass splash-back and integrated appliances including a full height fridge, full height freezer. The vaulted ceiling floods natural light into the kitchen area via 2 large remote controlled and rain sensing Velux windows. There is a concealed utility area comprising of a washing machine, separate dryer, sink, and worktop. The upstairs has unobstructed views over the surrounding mature gardens. There is double glazing throughout as well as recent electric, gas, and plumbing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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.