Fuller Gilbert
& Company Est. 2001




**Meadow Close, Raynes Park, SW20 9JB**

**Guide Price £935,000 Freehold**

# Introducing Meadow Close...

An exceptional property that has been renovated and extended throughout.
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.
The kitchen has a generous central island with integrated breakfast bar, eye and base level storage units and integrated appliances. There is a front reception with folding doors to allow for separated living if required, but also open to the dining area for more open planned living if preferred.
The upstairs has five bedrooms and two bathrooms.
There is double glazing throughout.







# Welcome to Raynes Park...

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.

- **Five Bedrooms**
- **Spacious Front Reception Room**
- **Superb KItchen/|Family Room**
- **Downstairs Cloakroom**
- **Private Rear Garden**
- **Off Street Parking**
- **Excellent Location**















# MEADOW CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1564 SQ FT - 145.3 SQ M

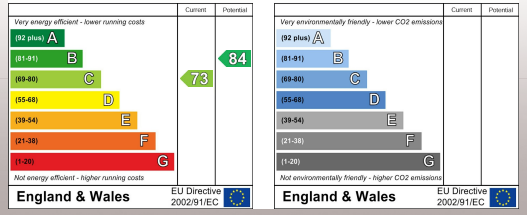



Fuller Gilbert & Company Established 2001

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 and 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





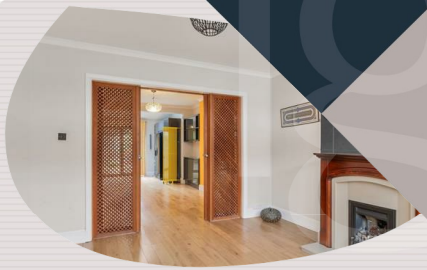


Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please 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.



Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert & Company Est. 2001



38-40 Gloucester Road, Kensington SW7 4QT | 020 7581 0154 | sksales@fullergilbert.co.uk | sklettings@fullergilbert.co.uk

95 High Street, Wimbledon Village SW19 5EG | 020 8016 9700 | wvsales@fullergilbert.co.uk | wvlettings@fullergilbert.co.uk