



HEIGHTS CLOSE, HILLVIEW, SW20
£750,000

Carter Jonas

HEIGHTS CLOSE, HILLVIEW, SW20

A well-proportioned three-bedroom property which offers versatile living throughout.

The ground floor comprises a large garage, downstairs study, utility room and WC. The first floor boasts a light filled reception room with a southerly facing aspect and a large dining room along with a separate kitchen. The top floor includes the principal bedroom with an ensuite shower room, two further bedrooms with good storage cupboards and a family bathroom.

Heights Close is a quiet residential cul-de-sac conveniently located to Raynes Park station (0.8 miles) with quick access to Waterloo and excellent schools nearby.

Sole Agents. Chain free.

A SPACIOUS THREE-BEDROOM FREEHOLD HOUSE WITH OFF-STREET PARKING, LOCATED ON THIS QUIET CUL-DE-SAC IN WEST WIMBLEDON.



AMENITIES

- Three bedrooms
- Two reception rooms
- Freehold
- Off street parking
- Garage

- 0.8 miles to Raynes Park Station
- 1405 Square Feet

TENURE Freehold

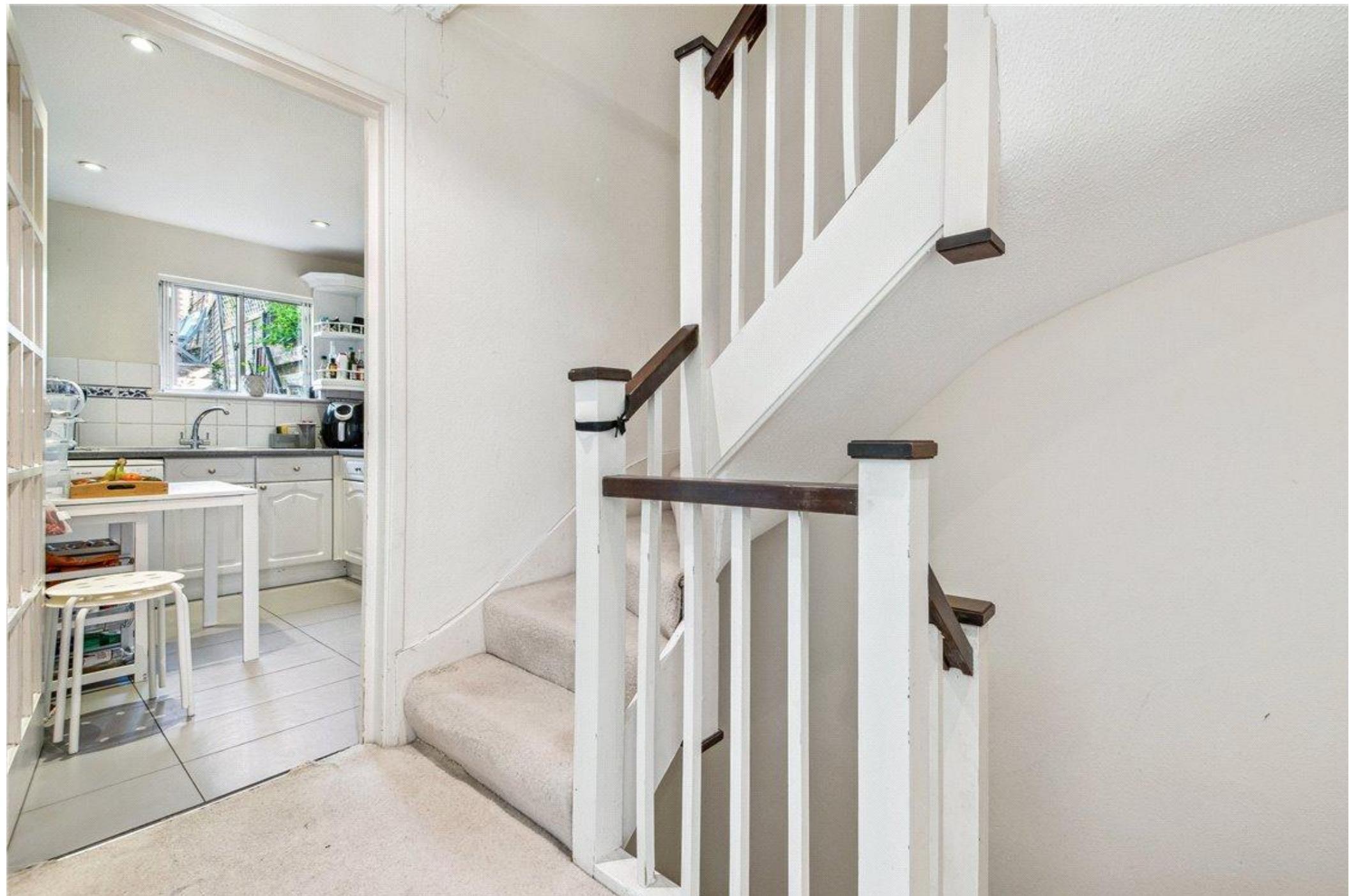
LOCAL AUTHORITY London Borough Of Merton

EPC BAND D



Classification L2 - Business Data





Heights Close, SW20

Approximate Floor Area = 130.53 sq m / 1405 sq ft

(Including Garage and Excluding Store)

Garage = 15.23 sq m / 164 sq ft

Store = 0.44 sq m / 5 sq ft



Second Floor

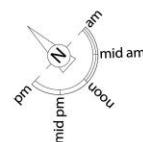
First Floor

Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.

Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	