



HEIGHTS CLOSE, HILLVIEW, SW20

Carter Jonas

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A well-proportioned three-bedroom freehold house 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.

AMENITIES

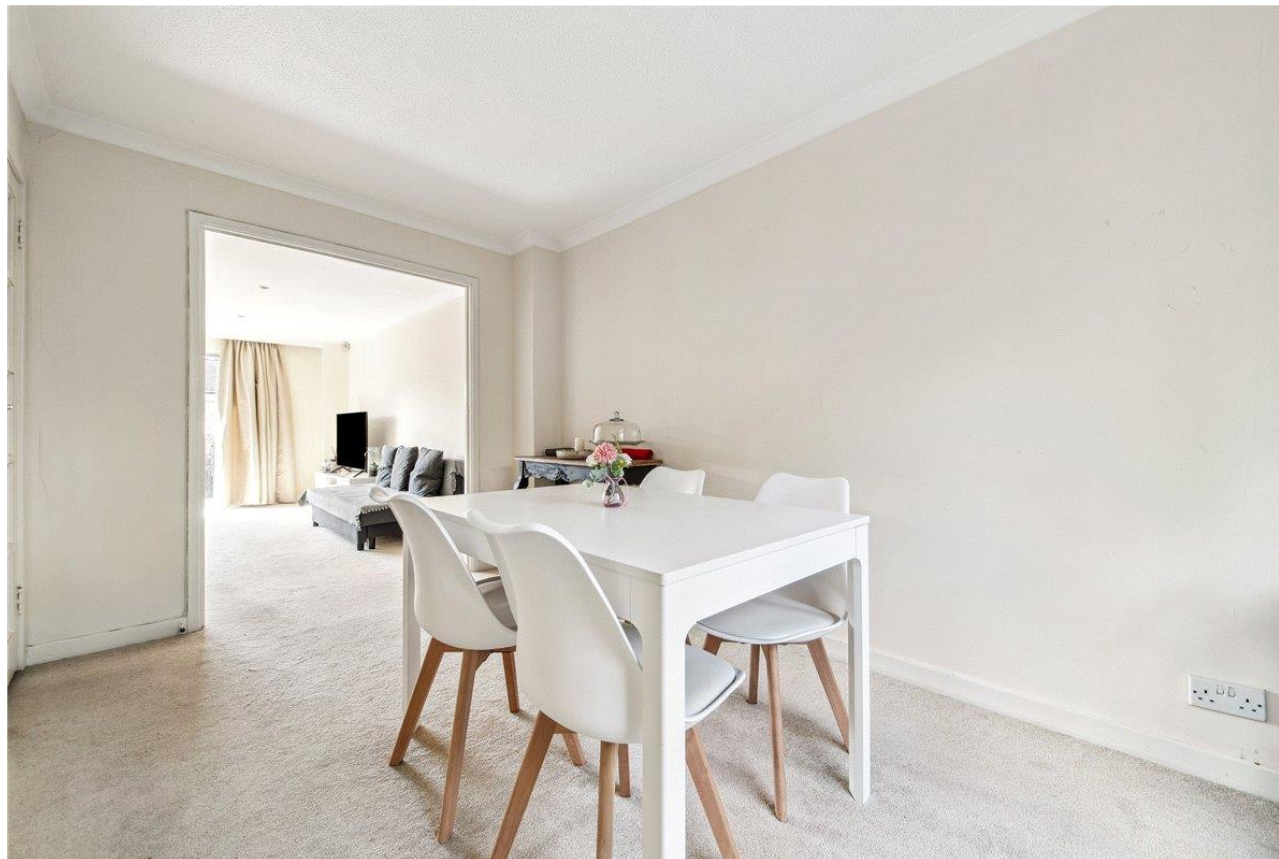
- Three bedrooms
- Two reception rooms
- Freehold
- Off street parking
- Garage
- 0.8 miles to Raynes Park Station
- 1405 Square Feet

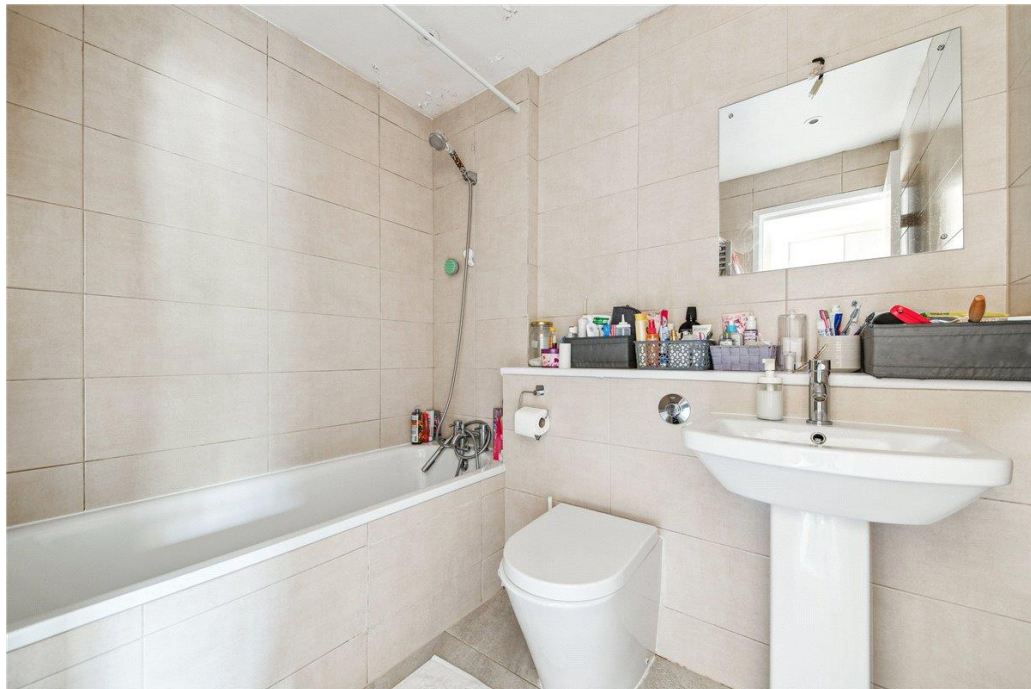
TENURE Freehold

LOCAL AUTHORITY London Borough of Merton

EPC BAND D

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






Heights Close, SW20

Approximate Floor Area = 130.53 sq m / 1405 sq ft
(Including Garage and Excluding Store)

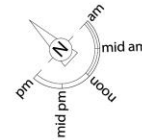
Garage = 15.23 sq m / 164 sq ft
Store = 0.44 sq m / 5 sq ft

 = Reduced head height below 1.5m



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) 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, Scotland & Wales		
EU Directive 2002/91/EC		

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