



**JAMES  
ANDERSON**



## FOR SALE

**£850,000**

Crestway, London, SW15

Guide Price

Situated on a secluded corner plot is this expansive three bedroom family home providing ample living space while offering further potential to extend (STPP)

Offering over 1100sq ft this lovely family home is presented in excellent condition while providing ample entertaining space with its open plan living areas leading to a fabulous secluded garden perfectly suited for the upcoming summer months.

The property benefits from an entry hallway with a three piece bathroom suite to the side, while leading to the sizeable reception room to the front with a lengthy modern kitchen with marble worktops to the rear with separate utility area. The kitchen provides access on both sides for added convenience.

The lovely well maintained garden is perfectly suited for al-fresco dining or children's play areas while upstairs provides three spacious bedrooms and a shower room.

Crestway is located in the heart of the highly regarded Dover House conservation area, known for its tree-lined atmosphere and suburban charm, making it an attractive place for people seeking a more peaceful environment



Three Bedrooms



One Bathroom & One Shower Room



Sizeable Reception Room Suited For Entertaining



Lengthy Fitted Kitchen With Dual Access & Utility Area



EPC Rating



Easy Access To Transport Links



Within Catchment For Highly Regarded Schools



Prime Location Within The Dover House Conservation Area



No Chain



Potential To Extend (STPP)

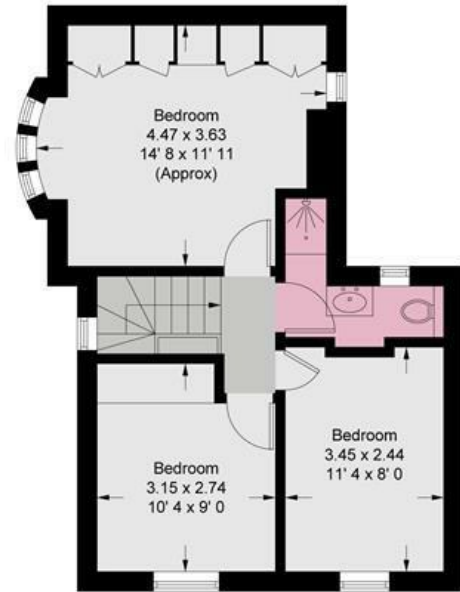
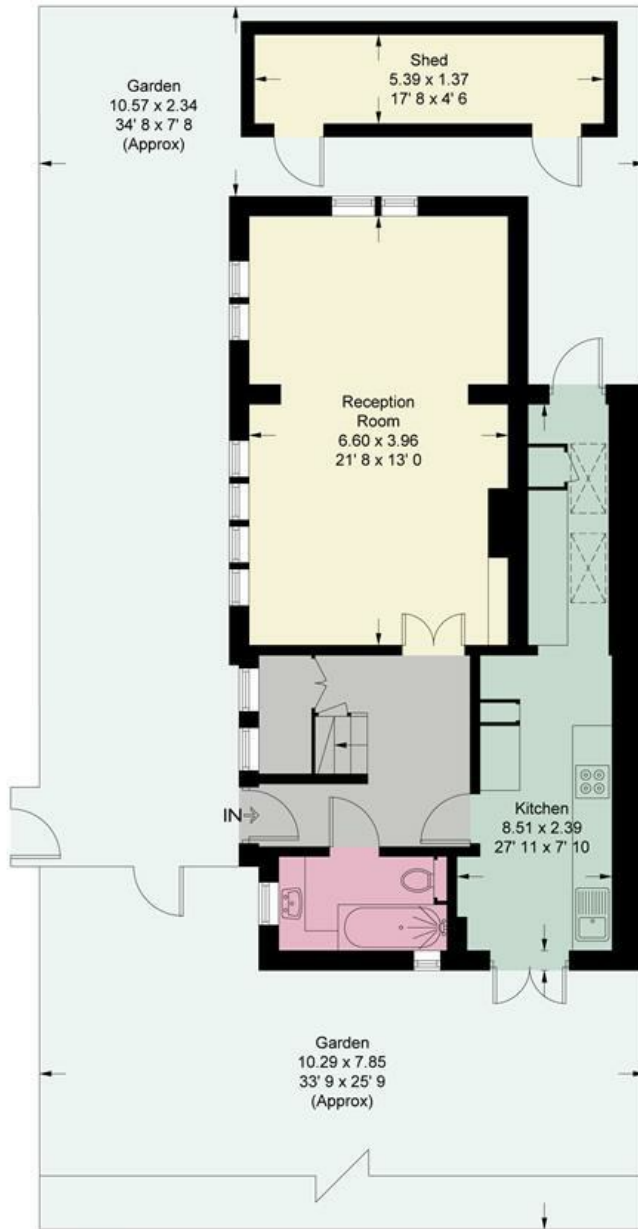


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

# Crestway

Approximate Gross Internal Area = 1112 sq ft / 103.4 sq m  
 (Including Shed)  
 Shed = 78 sq ft / 7.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

