



JAMES
ANDERSON



FOR SALE

Crestway, London, SW15

£795,000

Guide Price

Set back from the road behind mature trees and overlooking a large green open space, this beautiful two double bedroom, two bathroom home on Crestway offers a rare opportunity in a highly sought-after and peaceful setting. Homes in this location are seldom available, and this particular property has been thoughtfully extended and lovingly maintained by the current owner.

Finished in elegant heritage tones throughout, the home is bright, spacious and ideally suited to modern open-plan living. The ground floor offers a generous reception room to the front, flowing seamlessly through to a well-designed kitchen and dining area to the rear. This superb space opens directly onto the garden, creating an effortless connection between indoor and outdoor living.

The sunny landscaped garden is a true highlight, designed for both relaxation and entertaining. With ample space for al-fresco dining, hosting friends and enjoying summer evenings, it provides a private and tranquil outdoor retreat.

Upstairs, the property features two well-proportioned double bedrooms. The principal bedroom is positioned at the front and benefits from a large en-suite bathroom, created from what was formerly a third bedroom, resulting in a spacious and impressive main suite. A further double bedroom is served by a modern three-piece shower room, making the layout ideal for guests, family or professionals.

Further benefits include extension potential into the loft (subject to the usual planning permissions), offering an exciting opportunity to add additional living space in the future.

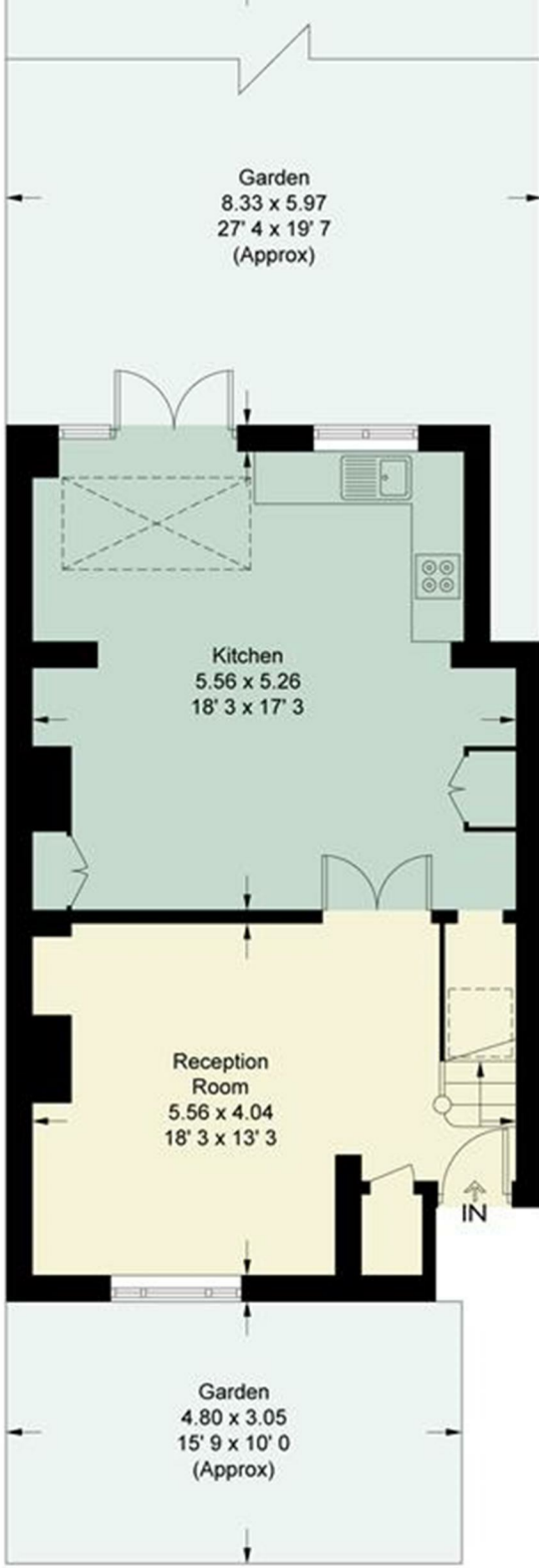
Combining generous interiors, stylish presentation, a superb garden and scope to grow, this is a truly special home in a rarely available Crestway location, ideal for those seeking both comfort and long-term potential. Early viewing is highly recommended to fully appreciate the space, setting and potential this outstanding home has to offer in such a peaceful and desirable residential location.

Tenure - Freehold

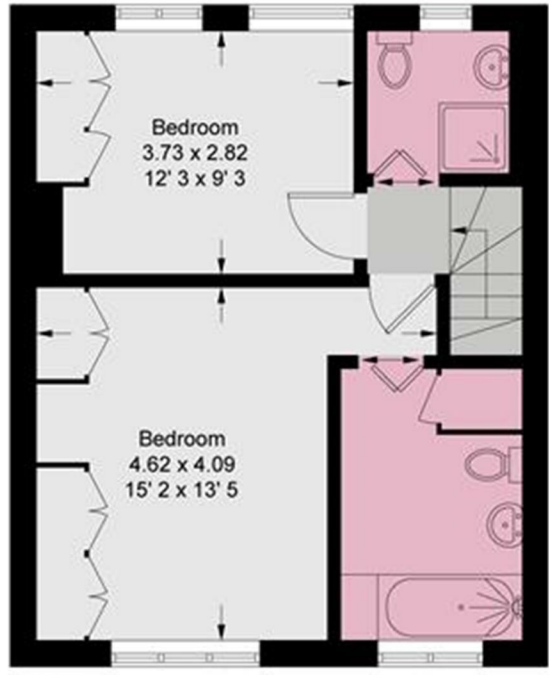


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= Reduced headroom below 1.5m / 5'0



First Floor
428 sq ft / 39.8 sq m

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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