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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 an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the 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.

Coombe Lane, West Wimbledon, SW20 0QY

£1,700,000 Freehold



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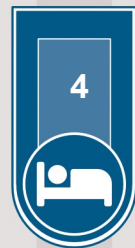


## THE LOCATION

The house is very well located on Coombe Lane, conveniently very close to Raynes Park High Street, which offers an excellent range of boutique shops, bars and restaurants.

The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including St Matthew's CoF Primary School, Kings College, Wimbledon High School, Coombe Girls and Ursuline High School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London. The many beautiful acres of Wimbledon Common and Richmond Park are easily reached, with more local parks such as Holland Gardens and Cottenham Park nearby.



## THE PROPERTY

This charming property has excellent and flexible accommodation on the ground floor, comprising of a front reception room, kitchen/breakfast room, dining room, family room, leading through to a superb south facing garden, dining room, garage, and guest cloakroom. Upstairs there are four bedrooms, bathroom and en suite shower room and spacious eaves storage. An early inspection is strongly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	77

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

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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.