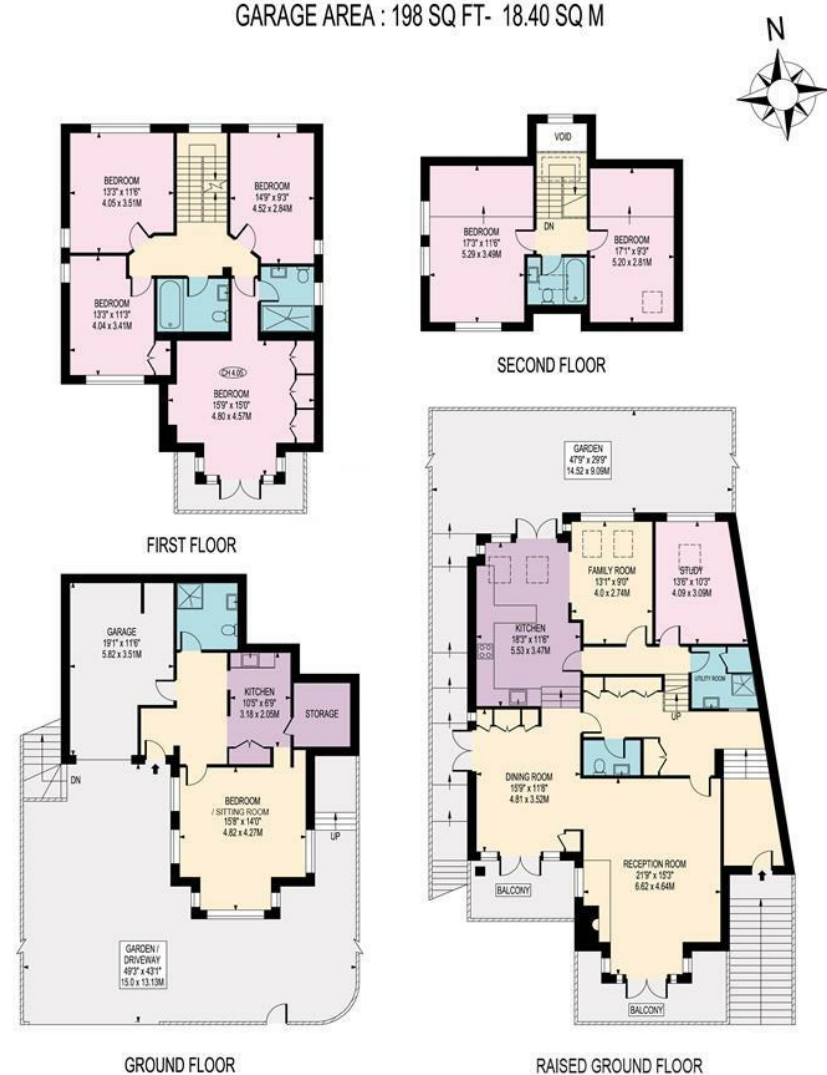


Cottenham Park Road
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 3317 SQ FT- 308.20 SQ M
 (INCLUDING GARAGE)
 GARAGE AREA : 198 SQ FT- 18.40 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 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.

Cottenham Park Road, Wimbledon, SW20 0SA
 Guide Price £2,500,000 Freehold



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for
 Sale

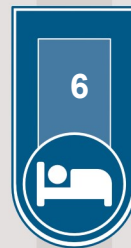
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THE LOCATION

The property is conveniently located for Wimbledon Village High Street and Raynes Park, which offers an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common. The area is well regarded for its sporting and recreational facilities as well as for its choice of 'outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High. 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 nearby rail and tube stations that have regular services into London Waterloo and greater London.



THE PROPERTY

A beautifully presented 6 bedroom 3 bathroom link-detached house enjoying far reaching views towards the North Downs. The house offers spacious family accommodation together with a self-contained studio apartment on the ground floor, complete with shower room and kitchenette.

This superb house is entered on the raised ground floor and comprises: entrance hall; formal reception room with access to a terrace; dining room, again with access to a terrace; kitchen/breakfast room; family room, study and a cloakroom. On the first floor is the principal bedroom complete with a range of wardrobes, en-suite shower room and access onto a balcony.

There are 3 further bedrooms on this floor and a family bathroom. On the second floor are 2 further bedrooms and another bathroom. On the lower ground floor is the self-contained studio apartment and there is also an integral garage on this level.

To the front of the house is off-street parking behind secure electric gates and to the rear of the house is a very pretty terraced garden.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.