

COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2658 SQ FT • 246.90 SQ M
(EXCLUDING GARAGE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 172 SQ FT • 15.95 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 44 SQ FT • 4.13 SQ M

LOWER GROUND FLOOR

- DRIVEWAY: 22'7" x 10'4" (7.20 x 3.15M) (APPROXIMATE)
- GARAGE: 18'1" x 9'5" (5.50 x 2.90M)
- GARDEN PATIO: 5'4" x 20'5" (1.65 x 6.28M) (APPROXIMATE)
- KITCHEN: 25'7" x 15'3" (7.70 x 4.69M)
- UTILITY ROOM
- BEDROOM: 15'8" x 10'4" (4.73 x 3.16M)
- STORAGE: 8' x 5'7" (2.43 x 1.73M)
- GARDEN: 29'1" x 15'7" (7.85 x 4.79M) (APPROXIMATE)

GROUND FLOOR

- BALCONY
- RECEPTION ROOM: 20'10" x 15'4" (6.35 x 4.67M)
- STUDY: 13'1" x 10'5" (3.98 x 3.20M)

FIRST FLOOR

- BEDROOM: 18'4" x 14'1" (4.98 x 4.30M)
- BEDROOM: 13'1" x 9'4" (3.98 x 2.84M)
- BEDROOM: 12'4" x 10'1" (3.77 x 3.03M)

SECOND FLOOR

- BALCONY
- BEDROOM: 34'7" x 18'5" (10.53 x 5.10M)

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.

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£1,985,000 Freehold



for Sale

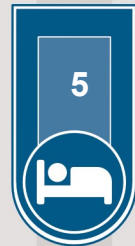
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THE LOCATION

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 very attractive five bedroom family home offering spacious and flexible accommodation arranged over 4 floors (Approx. 2658 sq ft / 247 sq m excluding garage). The ground floor offers a large reception room with south facing balcony and a study/TV lounge. The lower ground floor has a utility room, guest cloakroom, double bedroom with en-suite bathroom and a spacious kitchen/dining room with double doors out to a charming south facing garden with access to the garage and off-street parking. On the first floor is the principal bedroom with en-suite, two further bedrooms and a family bathroom. The top floor has the most wonderful 35ft approx bedroom with a south facing terrace. This charming family house is being offered for sale with no onward chain.

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	81

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.