# HILLVIEW

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1343 SQ FT - 124.80 SQ M

FOR ILLUSTRATION PURPOSES ONLY

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.


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## Hillview, West Wimbledon, SW20 0TA

**Guide Price £900,000 Freehold**

for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

## THE LOCATION

The property is situated on a quiet residential cul de sac on the slopes up to Wimbledon Common, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose) and businesses, the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector.

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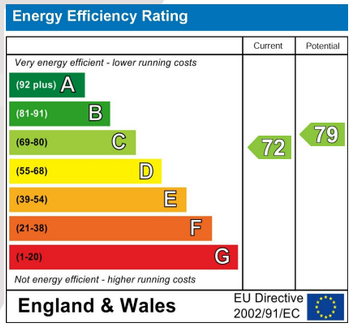
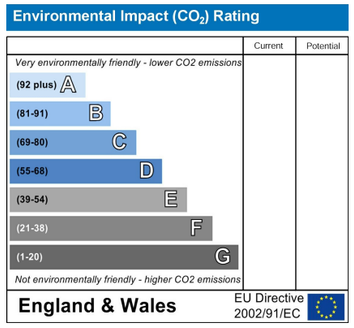
## THE PROPERTY

This well-proportioned four bedroom family home offers generous and versatile living space, ideal for modern family life. The property features a bright and spacious open-plan kitchen and dining area, perfect for everyday living and entertaining, complemented by a large reception room providing a comfortable separate living space. There are three bathrooms, ensuring convenience for families of all sizes, along with off-street parking and a private rear southerly facing garden, with the benefit of rear access, ideal for relaxing or outdoor dining. The house is presented in good order throughout and has been well maintained, with scope to allow a new owner to personalise to their own taste. Overall, this is a fantastic opportunity to acquire a substantial and welcoming home in a ready-to-move-into condition.




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.