



Courthope Villas, London, SW19 4EH

£1,450,000 Freehold

Introducing Courthope Villas...

A superb semi detached four bedroom family home recently refurbished and arranged across three floors, offering well-balanced accommodation for both family living and entertaining. The house is set back from the road behind a driveway/off street parking.

On the ground floor to the front is a generous bay fronted reception room with an attractive fireplace. To the rear is a contemporary kitchen/dining/family room with a large ceiling lantern offers a wonderful multi purpose living space. The modern kitchen offers an extensive range of units and cupboards with integrated appliances and a central island. Full height glass doors open to a large decked terrace overlooking a private west facing rear garden complete with a garden studio.

Upstairs, on the first floor to the front is the principal bedroom with excellent fitted wardrobes and large sash windows. allowing good natural light. There is an additional double bedroom to the rear with a pretty Juliet balcony and a contemporary family bathroom with a freestanding bathtub and a separate glass shower. On the top floor are a further two double bedrooms with a stylish shower room and excellent storage under the eaves.



Welcome to London...



Courthope Villas is a highly sought-after cul-de-sac, ideally positioned just moments from Wimbledon Town Centre, offering an excellent selection of shops, cafés and restaurants, together with superb transport connections. Wimbledon mainline station provides fast and frequent services to Central London, with journey times of approximately 17 minutes, alongside the District Line Underground service.

Wimbledon Village, approximately 600 metres away, offers an attractive collection of independent boutiques, cafés and acclaimed restaurants, while the adjoining Wimbledon Common provides around 1,200 acres of open green space, ideal for walking, cycling, horse riding and other outdoor pursuits.

The area is also renowned for its excellent leisure facilities, including several picturesque golf courses, and is particularly well regarded for its outstanding schools. Wimbledon High School is approximately 300 metres away, with King's College School around 900 metres from the property.

Distances are approximate and sourced from Google Pedometer. Journey times are approximate and may vary depending on travel conditions.

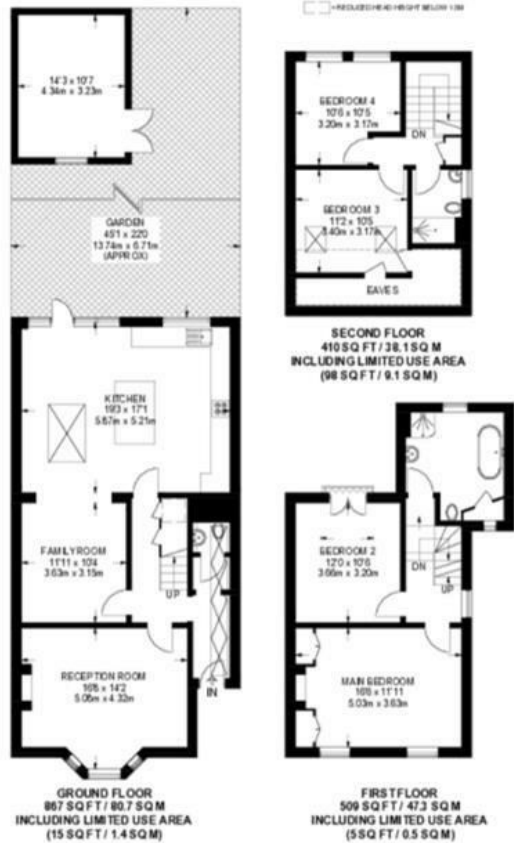
- **Four Spacious Bedrooms**
- **Two reception rooms**
- **Two bathrooms**
- **South west facing garden**
- **Open plan kitchen/dining/family room**
- **Wimbledon Town Centre/train station close by**
- **Driveway/off street parking**

Courthope Villas





APPROXIMATE FLOOR AREA = 1786 SQ FT / 166.1 SQ M
 OUTBUILDING = 152 SQ FT / 14.1 SQ M
 TOTAL = 1938 SQ FT / 180.2 SQ M
 INCLUDING LIMITED USE AREA (118 SQ FT / 11 SQ M)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK

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



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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 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC