



Courthope Villas, Wimbledon, SW19 4EH

Offers In Excess Of £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 Wimbledon...



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





SECOND FLOOR
419 SQ FT / 38.15 QM
INCLUDING LIMITED USE AREA
(98 SQ FT / 9.1 SQ M)

FIRST FLOOR
509 SQ FT / 47.3 SQ M
INCLUDING LIMITED USE AREA
(55 SQ FT / 5.1 SQ M)



FPCB
Certified
Property
Resourcer

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		61	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
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Fuller Gilbert
& Company Est. 2001

