



**14b Oakwood Road, West
Wimbledon,
London, SW20 0PW**

£1,660,000 Freehold

Fuller Gilbert are delighted to offer for sale, with no onward chain, this superbly presented refurbished four bedroom semi-detached Edwardian-style house situated in a quiet residential location close to Cottenham Park.

- Master Bedroom Suite
- Family Bathroom and Shower Rooms
- Stunning Kitchen/Family Room
- Cloakroom
- Off Street Parking
- Three Further Bedrooms
- Front Reception Room
- Utility Room
- Rear Garden
- No Onward Chain

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Situated in the popular West Wimbledon area, nearby Wimbledon Village boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common. Raynes Park station offers regular train services into London Waterloo while the A3 provides access to major motorways. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors.

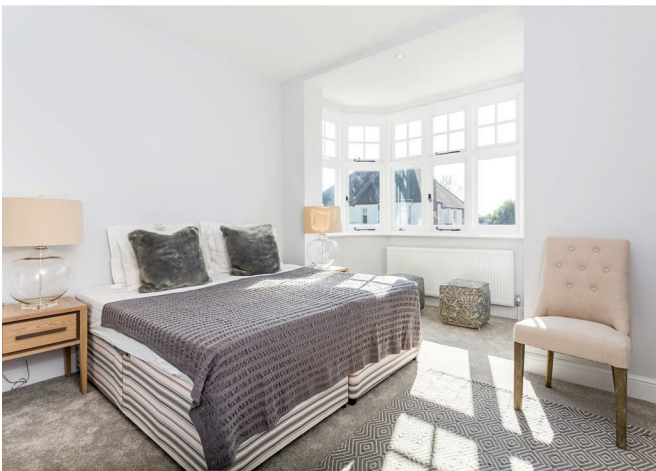
Description

This fabulous house offers flexible ground floor accommodation including a superb, spacious open-plan kitchen/family room with large floor to ceiling sliding doors leading to the rear garden. The first floor comprises of a master bedroom with dressing room and en-suite shower room together with two further bedrooms and a spacious family bathroom. On the second floor is a further bedroom and a shower room. Early Viewing a must!



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.