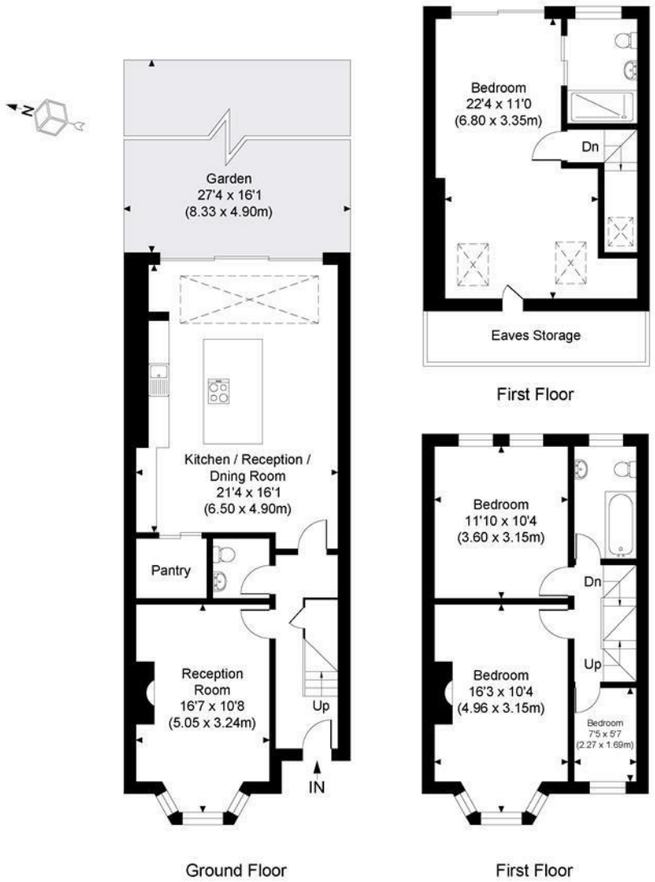

SANDRINGHAM AVENUE
Gross Internal Area 1461 sq. ft / 135.72 sq. m
CH = Ceiling Heights
For identification purposes only.
The Position and size of doors, windows, appliances
Bedroom and other features are approximate only.
For illustrative purposes only - not to scale

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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Sandringham Avenue, Wimbledon Chase, SW20 8JY

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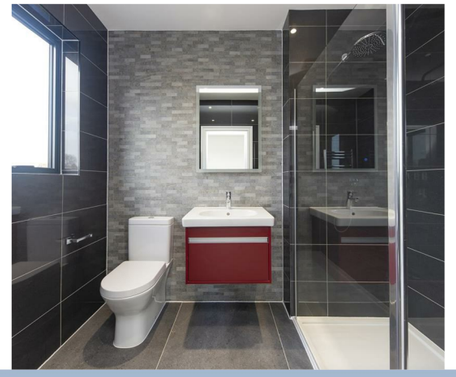
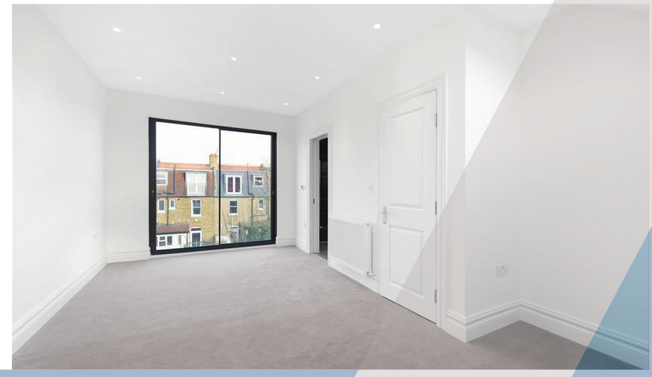




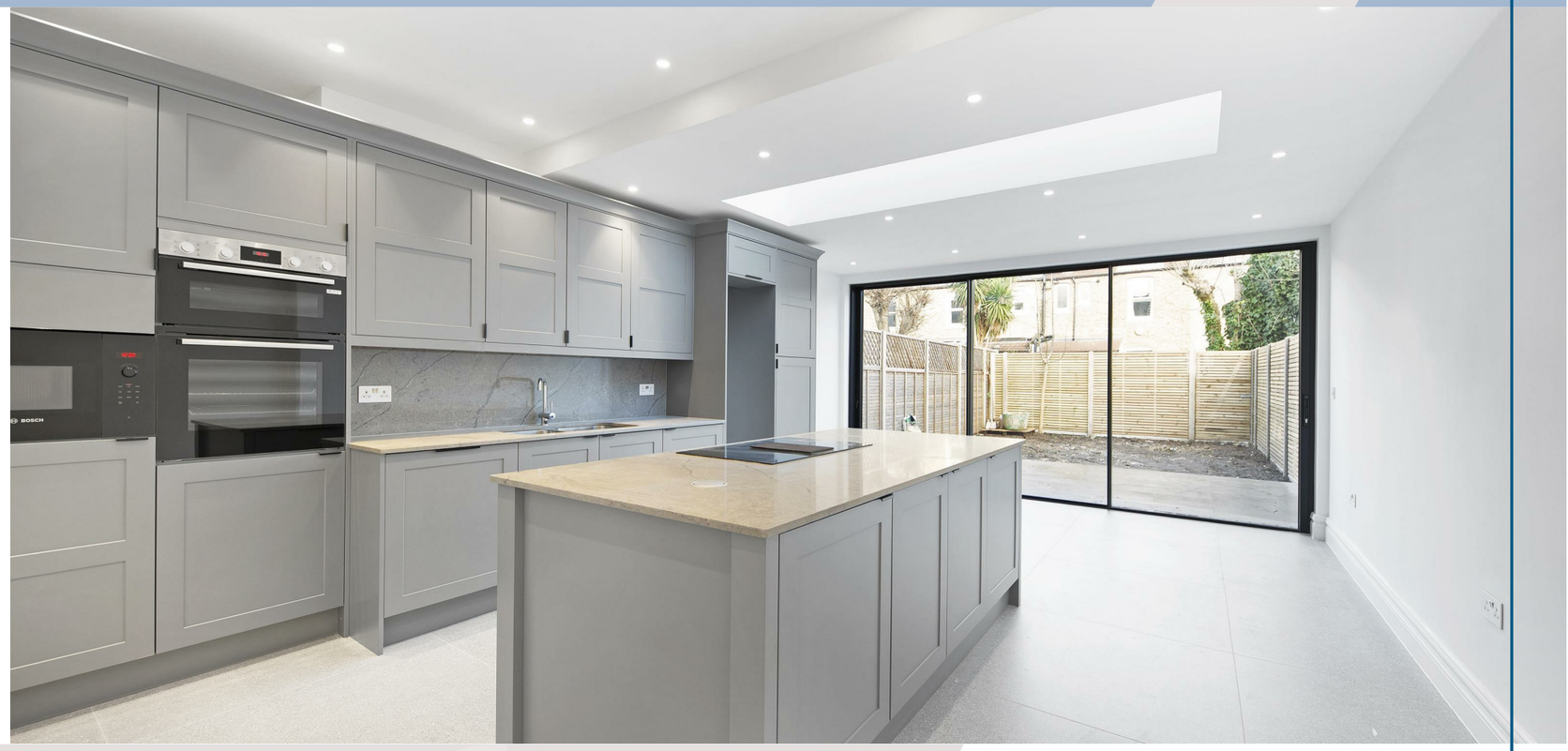
THE LOCATION

The property is situated on a popular residential road and is well placed for Wimbledon Chase station and access into Wimbledon. A selection of useful shops and businesses are close at hand. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. The green spaces of Dundonald Park are just a short distance away.

4

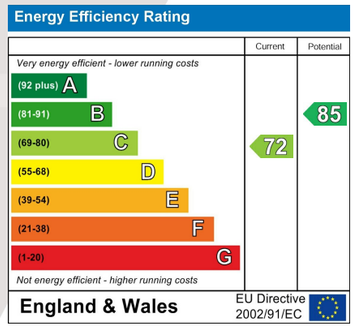
1

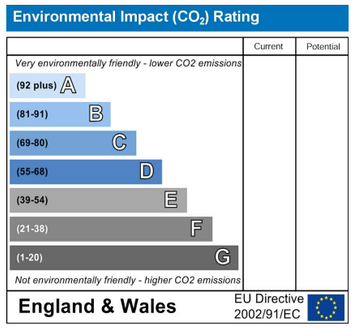
2



THE PROPERTY

A fully refurbished & extended four bedroom terrace house finished to a high specification throughout comprising separate bay fronted reception room, open plan modern kitchen / dining room, downstairs WC, family bathroom with private garden situated in a much sought after residential cul-de-sac, convenient for excellent local schools, parks and Wimbledon Chase Station.





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.