ORCHARD GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA :

2152.78 SQ FT- 200 SQ M



Fuller Gilbert
& Company Established 2001

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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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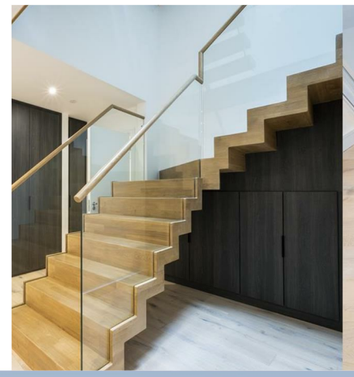
TO RENT £9,000

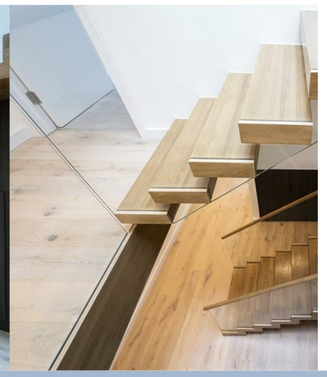


for rent

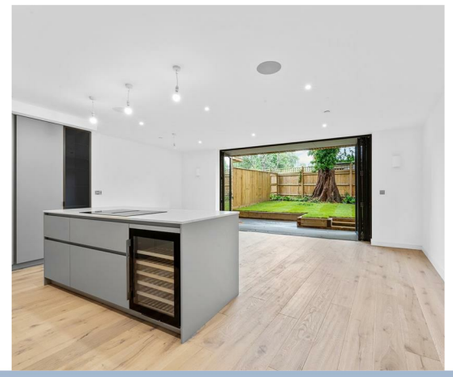
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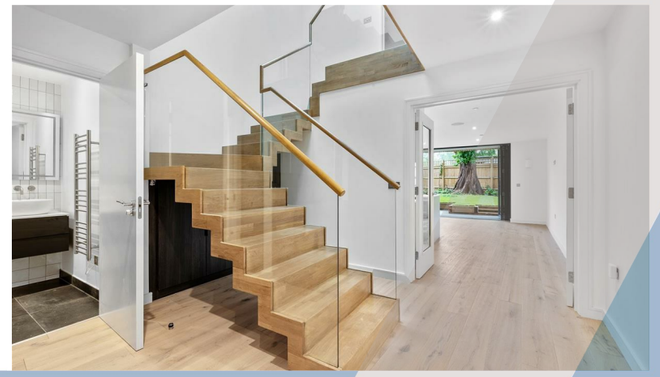
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management







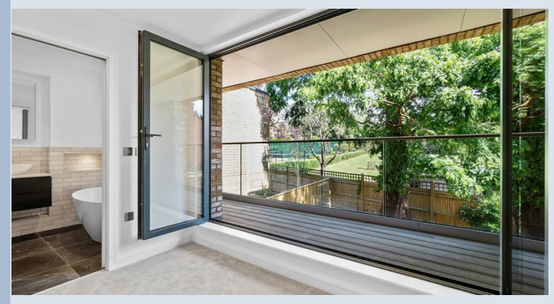




THE LOCATION

The property is situated in a much sought-after brand new private gated development just off Durham Road. This luxury new development allows for a unique community feel, a rare asset to have in the area whilst being close to local park, shops and transport. Orchard Grove is well placed for access into Raynes Park with its mainline station and selection of useful shops and businesses whilst the ever popular Wimbledon Common and Village are also close-by.

The area is also well regarded for its sporting and recreational facilities, with the amazing bonus of having membership to the local tennis courts located on Holland Gardens included within the development price, as well as for its choice of schools in both the state and private sectors.



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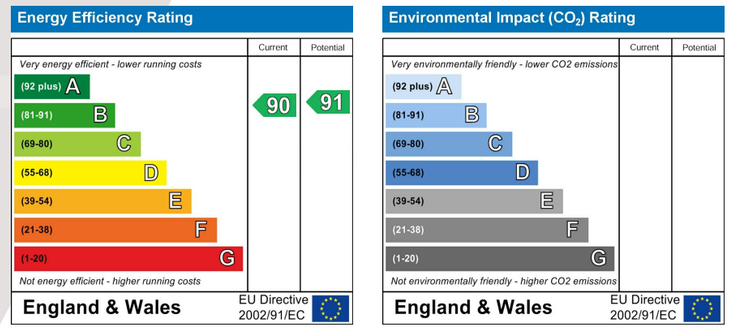
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THE PROPERTY

This spacious property is arranged over 3 floors, stretching to over 2152 ft2, boasting a separate front reception on the ground floor with floor to ceiling windows looking over the development allowing for ample light, a common theme throughout these well designed properties. The generous, open planned kitchen/dining area to the rear has bi-folding doors onto a private garden. The fully integrated kitchen/dining room allows for adaptable living arrangements with luxury flooring from Todd Terry which is found throughout all properties.
Each floor in the property is accessed by a solid oak floating staircase with glass panelling - further continuing the high quality finish.

The first floor has two luxurious bedrooms, with beautiful glass sliding doors leading onto a large private balcony. The rear bedroom has far stretching views over looking the attractive Holland Gardens. All bedrooms in the property have high end carpets and are accompanied by en-suites large enough for a walk in shower and bath alongside walk-in wardrobes. The second floor boasts two double bedrooms with en-suites and walk in wardrobes, again with the rare benefit of having two balconies. Each house has an attractive private garden with fresh lawn and off street parking with electric charging points. All are pre wired for BT, Virgin and Sky.



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.