

## Cottenham Park Road, Wimbledon SW20 0RX



### Guide Price **£1,895,000 Freehold**

Situated in an elevated position in leafy West Wimbledon, close to Kings College School and a few hundred metres from Wimbledon Common, a three bedroom detached house with a south facing garden and an enormous amount of potential to extend and enlarge (subject to consents). The property has been well maintained and is well presented throughout with wooden flooring in parts, complimented by further tiled floors to the kitchen, dining room and bathroom. The kitchen is modern and well equipped with a centre island and there is a stunning bathroom with a feature roll top bath and a large shower area. To the rear of the property is a 50ft south facing garden with a patio area and there is a good sized frontage with off-street parking and adjacent to the house is a deep double garage. Council tax band G.

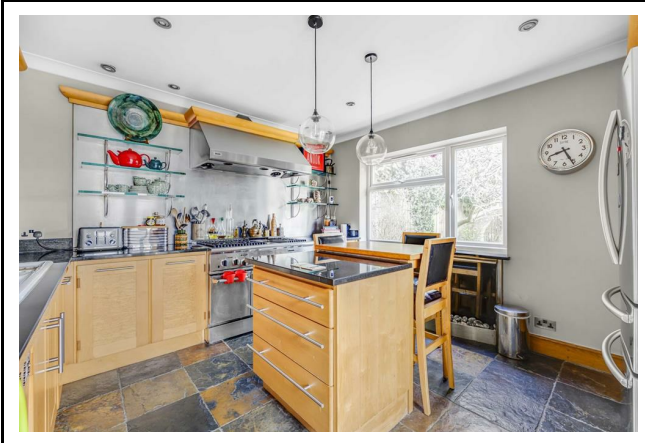
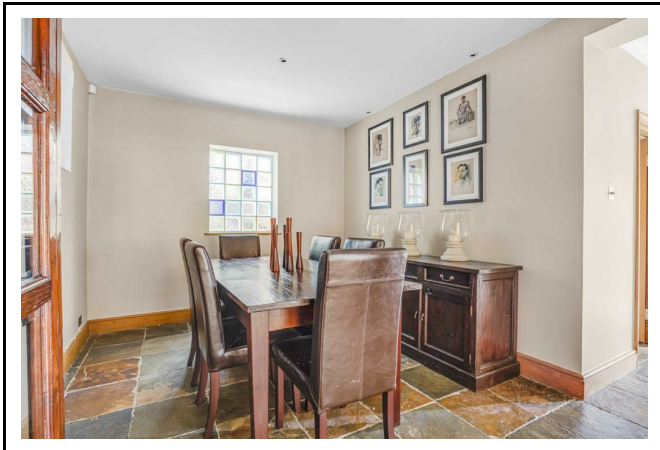
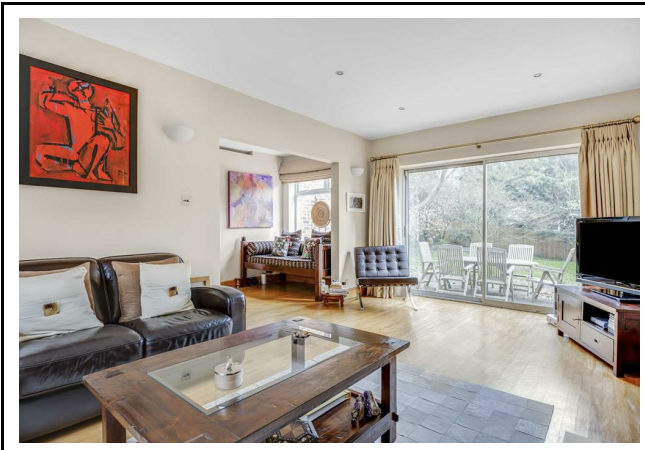
- West Wimbledon detached house
- Three bedrooms
- L-shaped sitting room
- Well fitted kitchen breakfast room
- Dining room
- Utility and cloakroom
- Spectacular bathroom
- Spacious loft area
- Entrance hall
- South facing garden

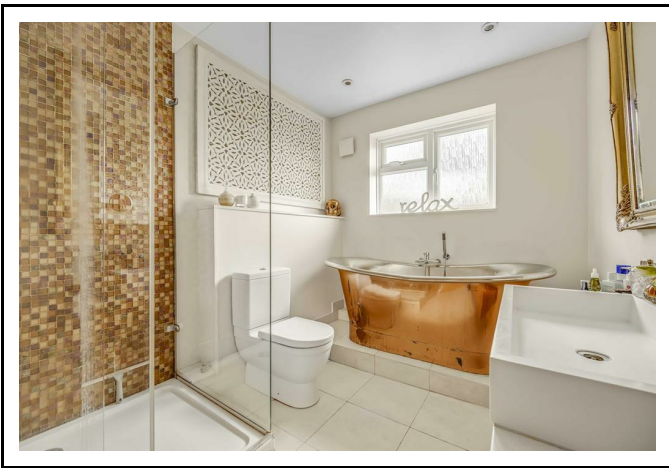
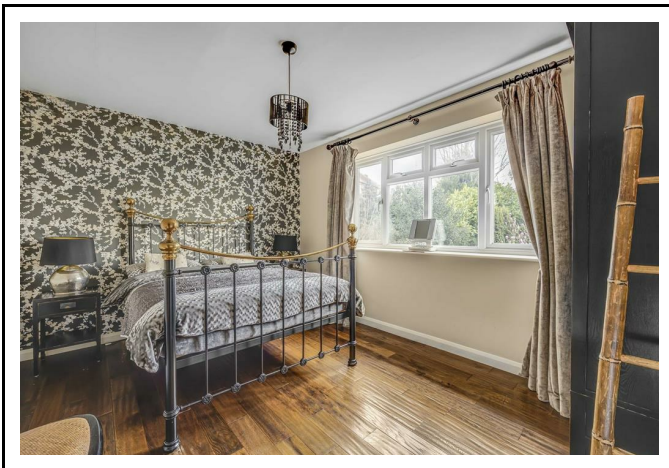
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

**Location:**

Cottenham Park Road has good access to Wimbledon Common with its wonderful open spaces, delightful walks and recreational facilities and Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Both Raynes Park and Wimbledon stations are easily accessible and have regular train services into London. The A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.





# Cottenham Park Road

Approximate Gross Internal Area = 1581 sq ft / 146.8 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 216 sq ft / 20.1 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Total = 2061 sq ft / 191.4 sq m



▭ = Reduced headroom below 1.5m / 5'0"



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating D**  
**Council Tax: G**



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