



DANIEL ARCHER

exp<sup>®</sup> UK

@ daniel.archer@exp.uk.com

🌐 danielarcher.exp.uk.com

📞 07792 947 756

## 25 Cottenham Park Road

Offers Over £2,000,000

3 1 1

- Double fronted detached house
- Large south facing garden and generous 0.14 Acre Plot
- Vast potential to grow and adapt, extension, loft or redevelop stc
- Large dual aspect reception room
- Kitchen breakfast room, separate dining room and separate utility room.
- Large double depth Garage and driveway with off road parking
- Fabulous location a short walk from Wimbledon Common & Holland Gardens
- Elevated position, leafy environment with far reaching southerly views
- Situated between Wimbledon Common & Raynes Park Commuter station
- EPC D



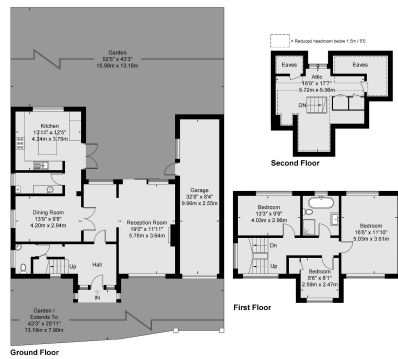
Wonderful detached, double fronted house with double depth garage and driveway, boasting a generous 0.14 Acre south facing plot, positioned in an elevated location with stunning far reaching views, enjoying a generous and secluded private rear garden, enviably situated just a short stroll from Wimbledon Common, the property is a fine family home in well presented condition whilst also providing ample extension or redevelopment possibilities to expand and grow to ones own requirements, subject to relevant consents.

Located between the chic environs of Wimbledon Village and Raynes Park Centre and station, a practical and convenient location. The picturesque Holland gardens, Hollymount school and Kings College School are all very close to the property.

Property Ref: DA0587



**Cottenham Park Road**  
 Approx Gross Internal Area = 158.8 Sq m / 1710 Sq Ft  
 Garage = 26.4 Sq m / 273 Sq Ft  
 EPC = 91.5 Sq m / 977 Sq Ft  
 Total = 192.4 Sq m / 2070 Sq Ft



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Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for clarification purposes only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.62mm and are to the points indicated by the arrow heads.

