

**Coombe Lane
West Wimbledon, SW20 0QY**

£1,600,000 Freehold



This imposing 2,109 sqft, FOUR BEDROOM, TWO BATHROOM, Semi Detached House has a superb 81'ft x 30'ft South Facing rear garden with views across Donhead Sports Fields. An excellent long term family home close to Raynes Park High Street, Station and a host of well regarded schools. There is also ample off street parking to the front, a garage, a spacious entrance hall, a large separate front reception room, a beautiful fitted kitchen, extended family room, separate dining room, downstairs W.C and a modern family bathroom on the first floor.



FOR ILLUSTRATION PURPOSES ONLY

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.

- 2,109 sqft Semi Detached House
- Four Bedroom - Two Bathroom plus downstairs W.C
- 81'ft South Facing Garden
- Potential to Further Extend S.T.P.P
- Modern Kitchen and Extended Family Room
- Close to Raynes Park High Street and Station
- Close to Well Regarded Schools
- Ample Off Street Parking
- EPC - D
- Council Tax Band - G



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	62	77
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

