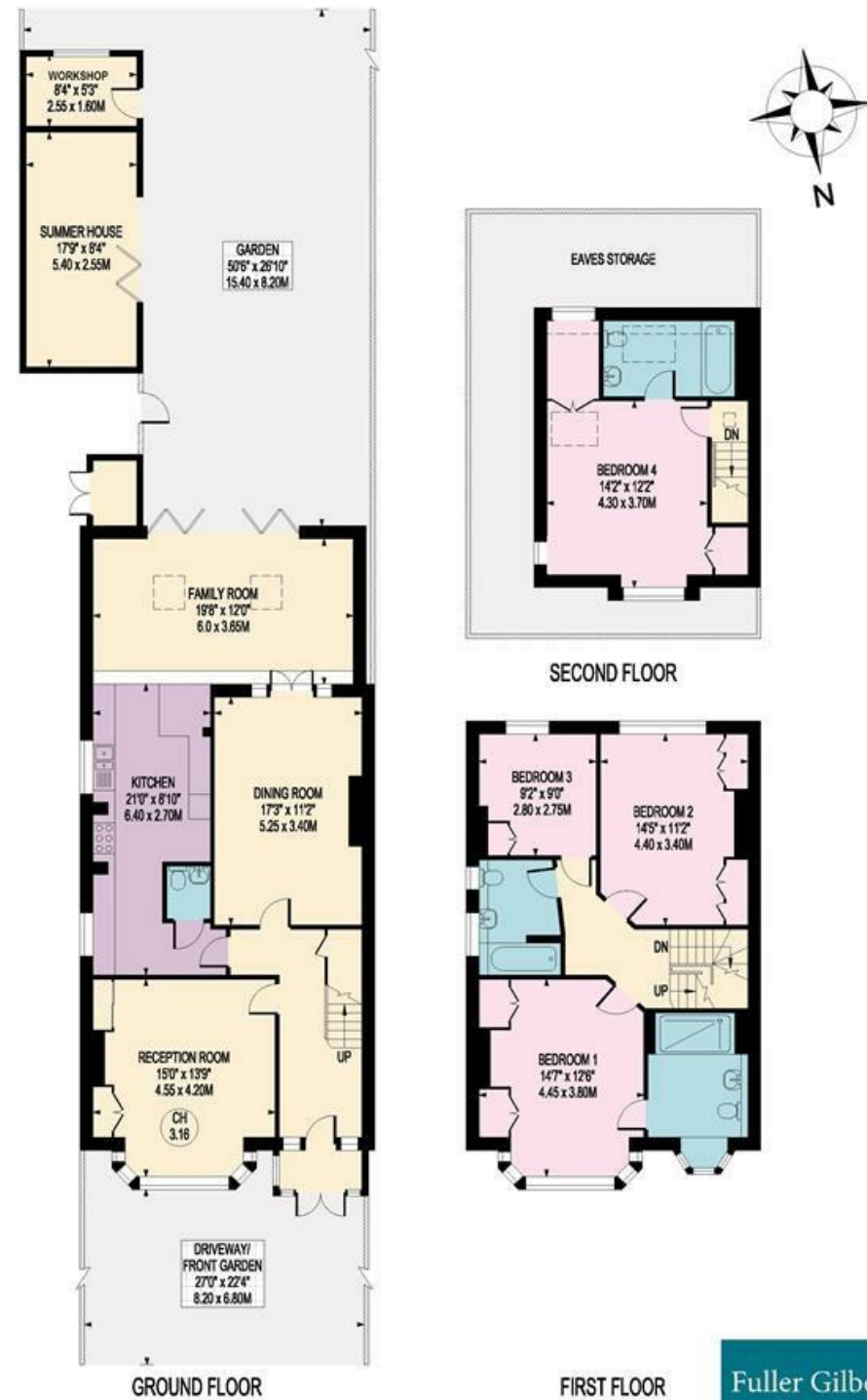


COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1920 SQ FT- 178.40 SQ M

PLUS 587 SQ FT / 54.5 SQ M

TOTAL AREA SHOWN ON PLAN : 2507 SQ FT- 232.9 SQ M



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.



**89 Cottenham Park Road,
West Wimbledon, SW20 0DS**

£1,800,000 Freehold

An attractive four bedroom period family home which has been extended & refurbished throughout to allow for enhanced living accommodation. The property benefits from a south aspect garden, off street parking and outhouse being ideally located within West Wimbledon convenient for Wimbledon Village, Raynes Park high street with popular local parks, commons and schools. * Council Tax Band G

- Four Bedrooms
- Two Reception Rooms
- South Aspect Garden
- Outhouse
- Sought after Residential Road
- Three Bath / Shower Rooms (Two en-suite)
- Family Room
- Attractive Semi-Detached House
- Off Street Parking
- Period features

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Situated in the popular West Wimbledon area, nearby Wimbledon Village boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common. Raynes Park station offers regular train services into London Waterloo while the A3 provides access to major motorways. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors.



Description

This spacious property offers four bedrooms together with three bath/shower rooms and ample flexible living space. There is also the added benefit of mature front and rear gardens including off street parking and summer house.



The ground floor comprises a spacious entrance hall, two reception rooms, kitchen and family room with a cloakroom. The first floor offers three bedrooms and two bathrooms (one en-suite) with a further bedroom and bathroom being located on the top floor.

The property also has the option to further extend and enhance the loft to add a further room subject to planning.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.