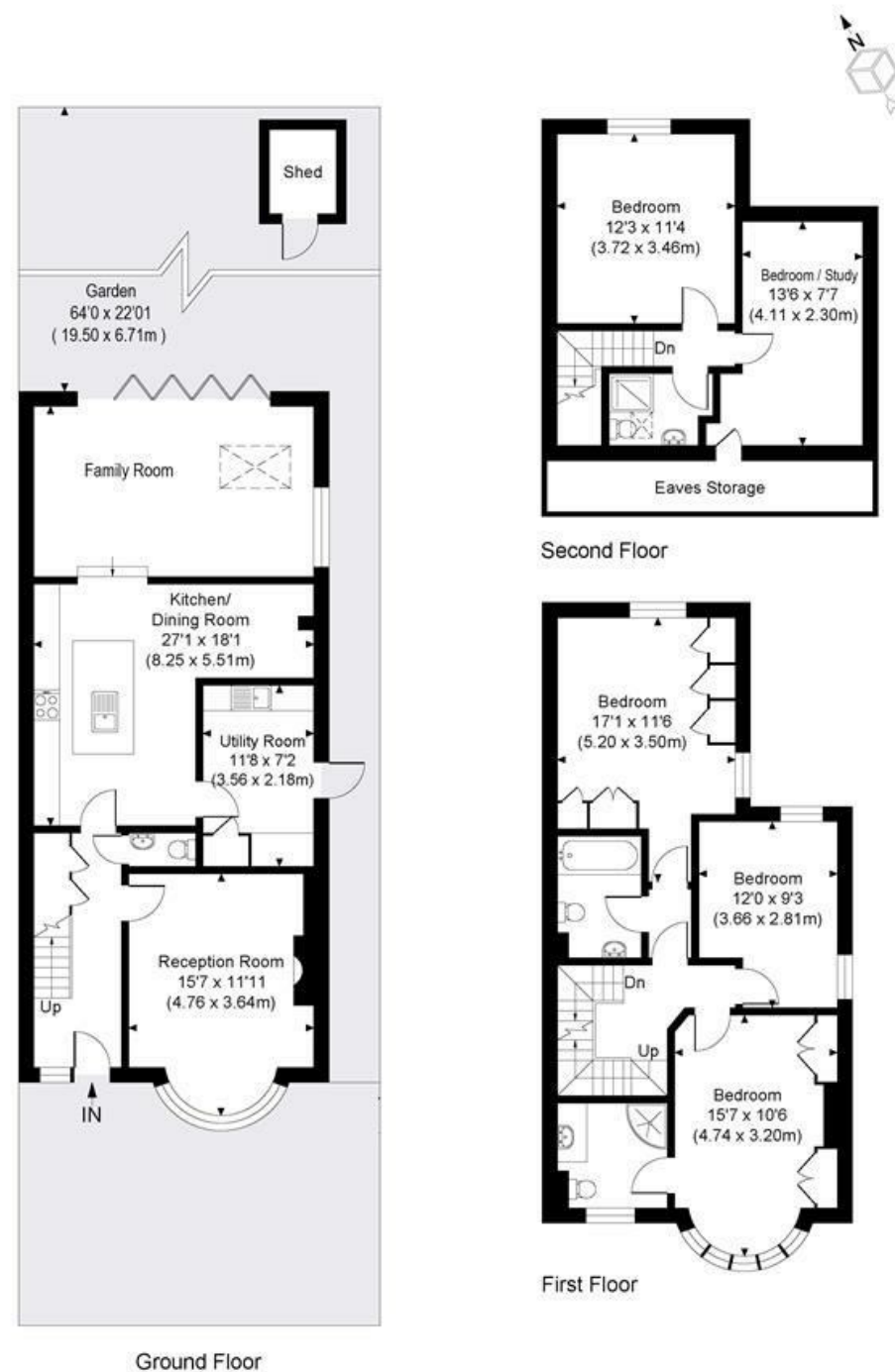


**COOMBE LANE**

Gross Internal Area 1750 sq. ft / 162.58 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.

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.



**270 Coombe Lane,  
West Wimbledon, SW20 0RW**

**£1,625,000 Freehold**

A rare opportunity to acquire a beautiful 5 double bedroom detached house having a magnificent open planned kitchen, dining and living room which leads out through bifold doors onto a large attractive rear garden. The property has an additional reception room, large utility room, 3 bath/shower rooms all forming part of this 1750sqft of this adaptable accommodation. Raynes Park Amenities, station and Wimbledon Common are nearby. Council Tax Band G

- 5 Double Bedrooms
- Off Street Parking
- Kitchen
- Family Area To Rear Of Property
- Tastefully updated and well presented
- Detached House
- Reception Room
- Attractive Rear Garden
- 3 bath/shower rooms
- Raised dining area

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

This charming and spacious family house is very conveniently positioned for the smart local shops on Coombe Lane, St Matthew's School and the other highly regarded schools in both the state and private sectors.

Transport links are close at hand, offering local bus routes and Raynes Park station with regular train services into London Waterloo (20 minutes), while the nearby A3 provides access to major motorways.

The many beautiful acres of Wimbledon Common and Richmond Road are easily reached, with more local parks such as Holland Gardens and Cottenham Park nearby.

**Description**

270 Coombe Lane is a beautifully presented, detached house located in West Wimbledon. Approaching the property you have Off Street Parking for multiple cars and side access leading to the expansive rear garden, The ground floor of the property is greeted by a large hallway, leading onto a spacious reception room. The modern kitchen is open planned to a raised dining area, which is followed by a further family area to the rear of the property following onto bi folding doors opening to the beautiful 64ft rear garden. The ground floor further benefits from a large utility room, downstairs W/C and storage cupboards.

The first floor comprises of 3 large double bedrooms, 1 family bathroom and an ensuite, all of which are tastefully modernised and updated. Followed by a healthy loft conversion with two double bedrooms and a large bathroom.

The property has further double glazed windows with sound proofing, heated floor tiles and built in storage cupboards.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.