

Arterberry Road , SW20

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft
Garage = 15 sq m / 161 sq ft
Total = 156.5 sq m / 1684 sq ft

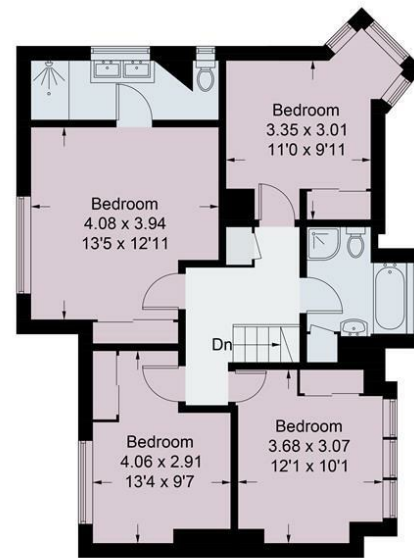
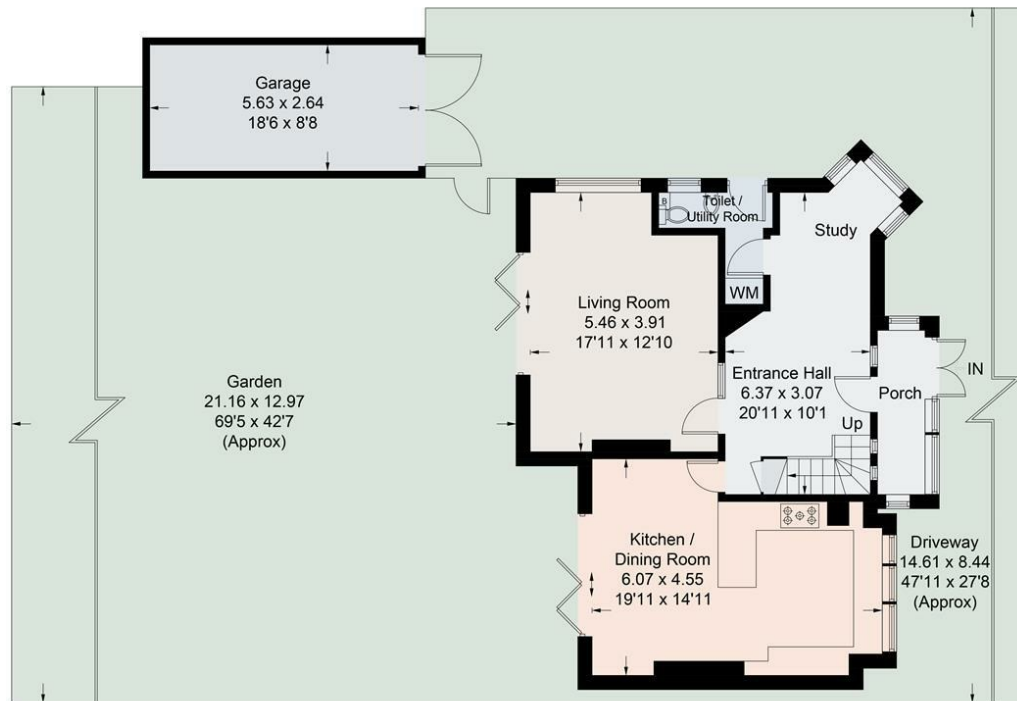


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID982382)



**Aston Grays Arterberry Road,
Wimbledon, SW20 8AJ**

Guide Price £1,995,000 Freehold

A charming and unique detached four bedroom house that has been refurbished to provide superb accommodation in this much sought-after and convenient location.

- Refurbished detached family home
- 4 Bedrooms
- Large landscaped rear garden
- Superb open plan kitchen/dining room
- No onward chain
- Garage
- 2 bathrooms (1 en suite)
- Off street parking for several cars
- Separate reception room
- Convenient location

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

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

Location

The property is situated on a much sought-after residential road and is well placed for access into Raynes Park and Wimbledon with their commuter stations, underground railway and selection of useful shops and businesses.

The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, such as Kings College School, Wimbledon College, Ursuline and Wimbledon High School.

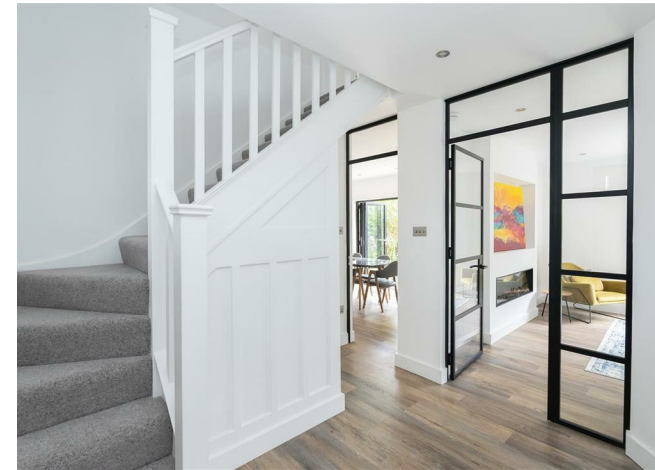
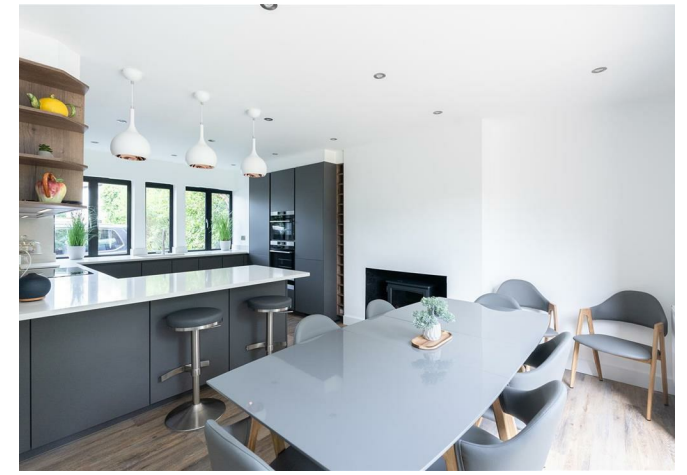
The superb acres of Wimbledon Common and the green spaces of Holland Gardens and Cottenham Park are all within easy reach.



Description

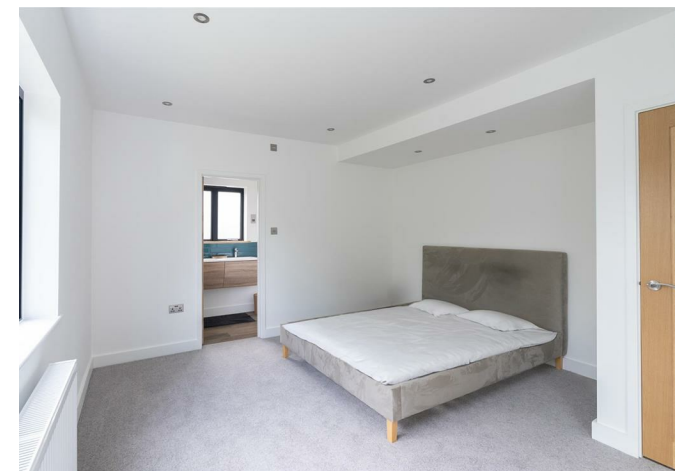
Aston Grays is believed to have been built just after the second world war and has been recently refurbished. On the ground floor there is a double aspect kitchen/family room, a drawing room overlooking the back garden. Upstairs are

Outside the back garden extends to around 70ft and there is a good size front garden with plenty off off-street parking and driveway to the garage.



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		69	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.