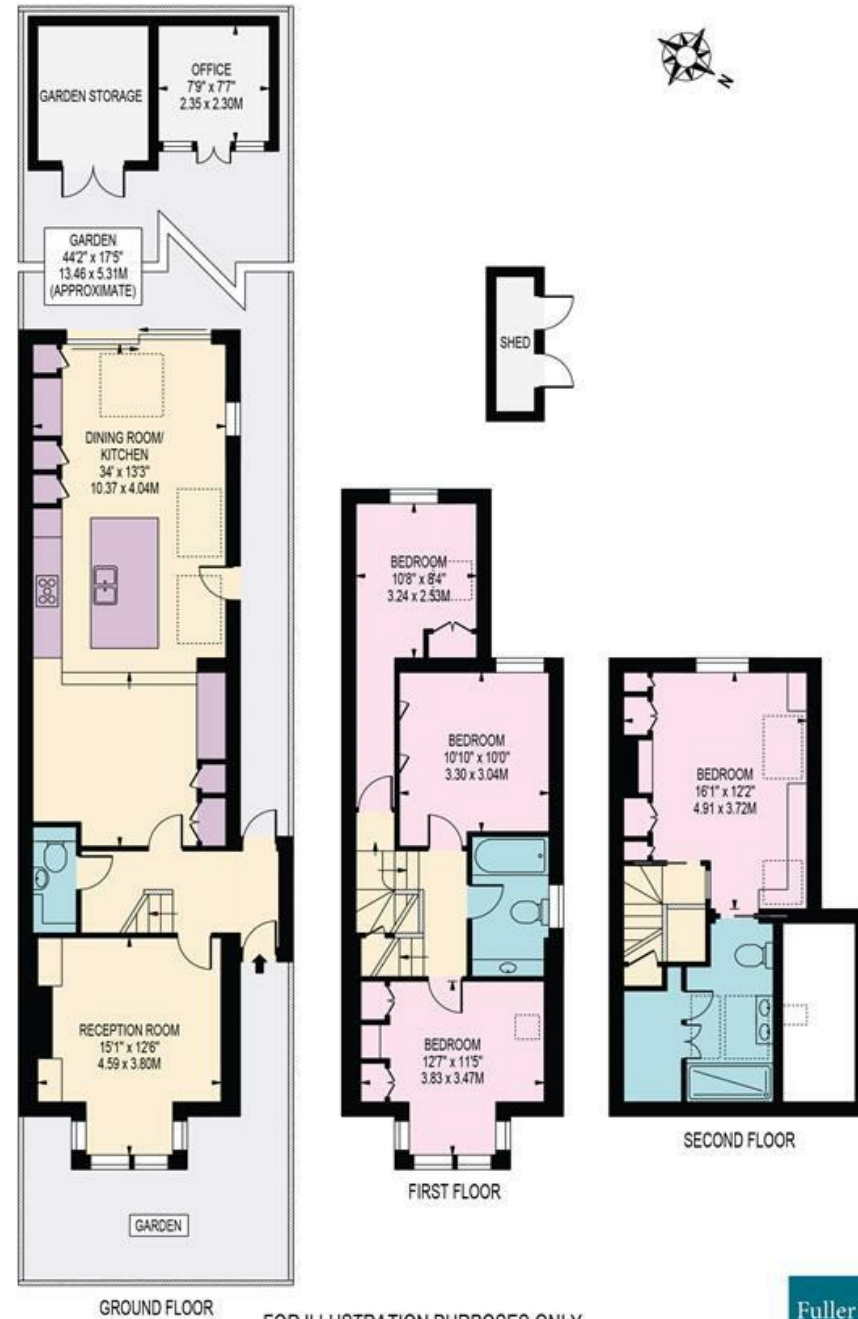


LAMBTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1673 SQ FT - 155.42 SQ M
(INCLUDING OUTBUILDING & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1539 SQ FT - 142.97 SQ M
(EXCLUDING OUTBUILDING & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 134 SQ FT - 12.44 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.



**27 Lambton Road,
West Wimbledon, SW20 0LW**

£1,629,950 Freehold

A truly beautifully presented four bedroom semi-detached family house with stunning extended kitchen/family room, south westerly aspect garden and off-street parking, situated in this ultra convenient location, being moments from Raynes Park town centre with it's fast and frequent rail services to London Waterloo.

- Four Bedrooms
- Stunning Kitchen/Family Room
- Front Drawing Room
- Front Garden with Off-Street Parking
- Superb "Schuller" German Kitchen
- Two Bathrooms (One En-Suite)
- Guest Cloakroom
- Pretty South West Facing Rear Garden with Charming Terrace
- Comprehensive Refurbishment in 2019
- Beautifully Presented Accommodation

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.

Location

The property is situated in the much sought after Lambton Conservation area and is well placed for access into Raynes Park with its commuter station offering a frequent service to Waterloo with an onward connection to The City. Also, the Raynes Park Medical Centre, Waitrose, Sainsburys, useful shops and businesses are all close at hand.

The area is also well regarded for its schools in both the state and private sectors, including Hollymount School which is just around the corner in Cambridge Road.

The green spaces of Holland Gardens and Cottenham Park are both a short walk away.

Description

The property is approached via a charming front garden which also provides off-street parking. On the ground floor, at the front of the house is the drawing room with plantation shutters, a lovely stone fireplace and a log burner. In the entrance hall is access to the guest cloakroom and a useful side access with skylights.

At the back of the house is a superb kitchen/dining/family room with a "Schuller" German kitchen. Next to the kitchen is the family area with fitted oak cupboards and shelving. There are bi-fold doors leading to a well planned west facing garden with a raised stone terrace, outdoor lighting and a large summer house/home office.

On the first floor are three double bedrooms, two of which have fitted wardrobes and a large family bathroom. On the top floor is the principal bedroom with a spacious en-suite bathroom.

There is a lovely engineered oak flooring to the hall, drawing room and family room with underfloor heating.

There is a Harveys water softener.

To the front of the house there is a discreet bin storage area, outside lighting and wiring for an electric car charging point.



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		82

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.

