



Cottenham Park Road, Wimbledon, SW20 0SA

Guide Price £2,500,000 Freehold



## Introducing Cottenham Park Road...

A beautifully presented 6 bedroom 3 bathroom link-detached house enjoying far reaching views towards the North Downs. The house offers spacious family accommodation together with a self-contained studio apartment on the ground floor, complete with shower room and kitchenette.

This superb house is entered on the raised ground floor and comprises: entrance hall; formal reception room with access to a terrace; dining room, again with access to a terrace; kitchen/breakfast room; family room, study and a cloakroom. On the first floor is the principal bedroom complete with a range of wardrobes, en-suite shower room and access onto a balcony.

There are 3 further bedrooms on this floor and a family bathroom. On the second floor are 2 further bedrooms and another bathroom. On the lower ground floor is the self-contained studio apartment and there is also an integral garage on this level.

To the front of the house is off-street parking behind secure electric gates and to the rear of the house is a very pretty terraced garden.



## Welcome to Wimbledon...



The property is conveniently located for Wimbledon Village High Street and Raynes Park, which offers an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common. The area is well regarded for its sporting and recreational facilities as well as for its choice of 'outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High. Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Kingston, with nearby rail and tube stations that have regular services into London Waterloo and greater London.

- 6 bedroom detached house
- 3 bathrooms
- Self-contained studio flat
- 4 reception rooms
- integral garage
- Far reaching views
- Off-street parking behind electric gates
- Attractive rear garden
- Council tax band G



## Cottenham Park Road









## Cottenham Park Road

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3317 SQ FT- 308.20 SQ M

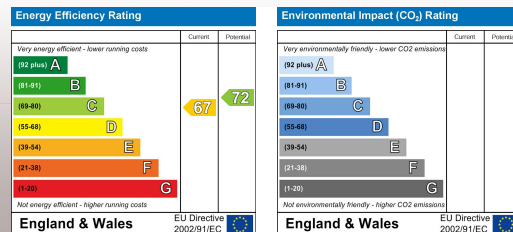
(INCLUDING GARAGE)

GARAGE AREA : 198 SQ FT- 18.40 SQ M



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