



**Cottenham Park Road, SW20**

**£1,995,000**

**Dexters**



## Cottenham Park Road, SW20

One of just two bespoke built, five double bedroom, five bathroom, semi detached houses, complete with the most up to date tech and luxury furnishings available on the market.

Constructed over four floors, with the lower ground offering three meter high ceilings, complete with a multifunctional games/gym/cinema room. The open kitchen/ breakfast room, has a large waterfall island, opens to the south facing landscaped garden, with rear access to Holland Gardens.

The ground floor begins with stairs heading down to the entrance hall, which doubles as an expansive lobby, which further leads to an large open reception room. There are bifolding doors that open to a terrace, ideal for a table and chairs, or a standing balcony for parties.

The first and second floors feature four bedroom suites, each with a modern en-suite bath/shower room, ensuring privacy and comfort for all family members or guests. The house offers a top of the range mechanical ventilation heat recovery system.

Located on the edge of Wimbledon Village, within close proximity to Wimbledon Common and exceptional schools. Wimbledon Village has a host of boutique shops, delicious restaurants and a vibrant coffee culture.

### Features

- Mechanical Ventilation System
- Off Street Parking
- Near 3,000 Square Feet
- South Facing Garden & Terrace
- Ten Year Build Warranty
- No Onward Chain







# Cottenham Park Road, London, SW20



Total area (approx.): 259.7 sq. m (2795.4 sq. ft)  
Terrace area : 4.3 sq. m (46.2 sq. ft)