LAUREL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1322 SQ FT- 122.8 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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£825,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

THE LOCATION

The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to St Matthew's School through a pedestrian path close-by.

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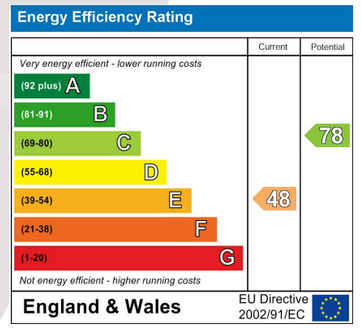
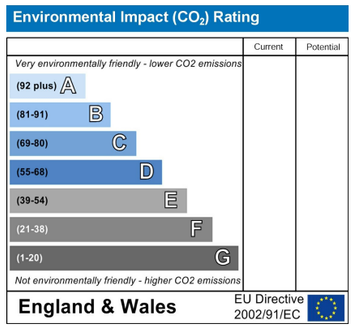
THE PROPERTY

This spacious and well presented 'Quarter Style' property offers good family accommodation, in a great location.
With beautiful high ceilings, the property has a general sense of space.
On the ground floor there is a welcoming hall with utility area and downstairs guest cloakroom toilet.. The reception/kitchen has lovely high ceilings.
On the first floor are 2 bedrooms and bathroom. On the top floor there is another good size bedroom. and shower room.
Outside, the property benefits from an easily maintained garden.





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.