



## Cottenham Place, SW20

£1,380,000

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- Five bedrooms
- Off-street parking
- Popular development
- Panoramic views
- Private garden and balcony
- No onward chain



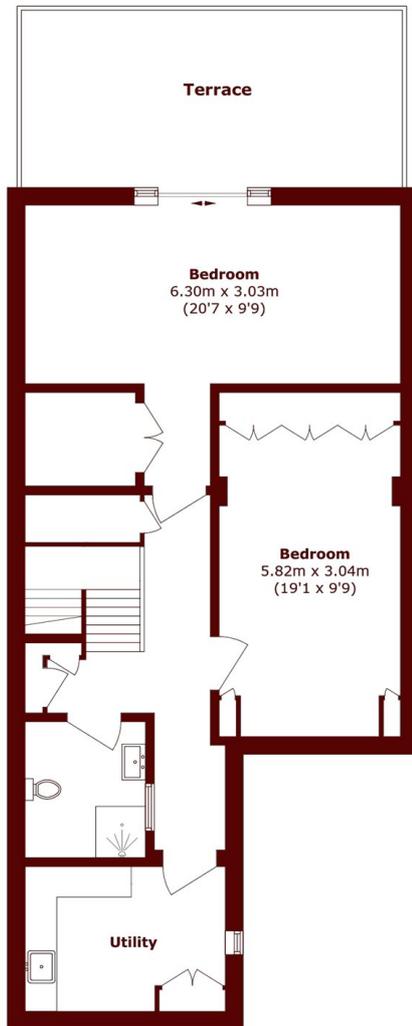
## ABOUT THE PROPERTY

This substantial five bed house offers a thoughtful modern and practical interior layout arranged over three floors. Set on a no through road, in a delightfully secluded position, it offers privacy, peace and quiet and wonderful views, yet remains within close proximity to the convenience of both Wimbledon and Raynes Park Town centres.

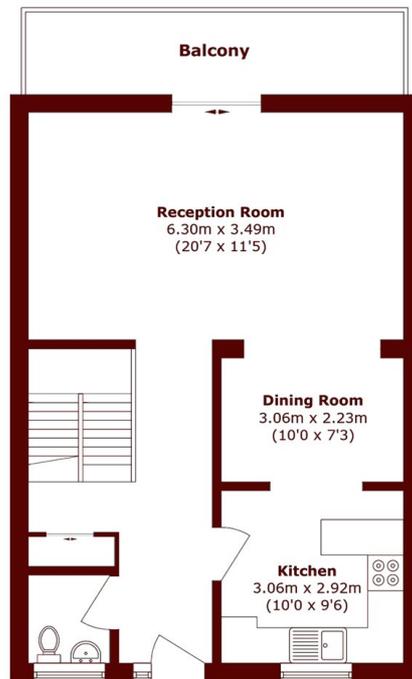
Built circa 1960 these three-storey properties have a lovely airy feel throughout and can be easily adapted to suit individual needs. Currently, this house is set out perfectly for a family, combining practicality with modern design. The garage has now been incorporated into the ground floor to create a self contained suite with shower room/WC, utility room and two bedrooms, the rear of which has glazed doors opening to the patio garden.

The first floor reception interconnects through to the dining room and kitchen creating a lovely bright and spacious open-plan feel. The balcony is an excellent size and with virtually no-one overlooking from the rear it is extremely secluded and particularly sunny. There is an additional WC on this floor. Upstairs, the top floor principal bedroom benefits further unspoilt views of Surrey and has an ensuite. Alongside are two further bedrooms and a family bathroom/WC.

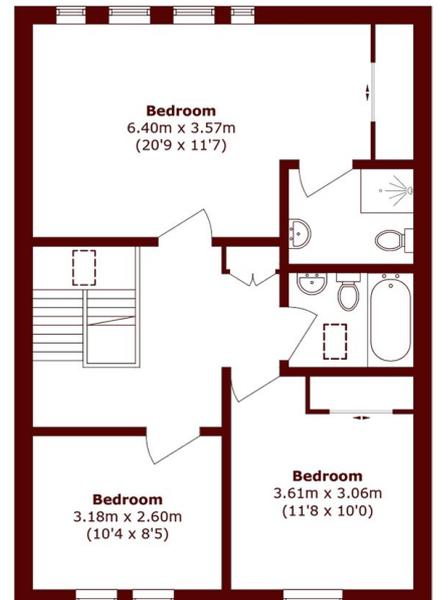




**Ground Floor**



**Raised Ground Floor**



**First Floor**

Total area (approx.): 192.2 sq. m (2068.8 sq. ft)

Balcony area (approx.): 8.9 sq. m (95.8 sq. ft)

Terrace area (approx.): 19.2 sq. m (206.7 sq. ft)

## Marsh & Parsons Wimbledon

24 High Street, Wimbledon  
Village, SW19 5DX  
020 8879 6660

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