

## Copse Hill West Wimbledon, SW20 0SP

£1,300,000 Freehold

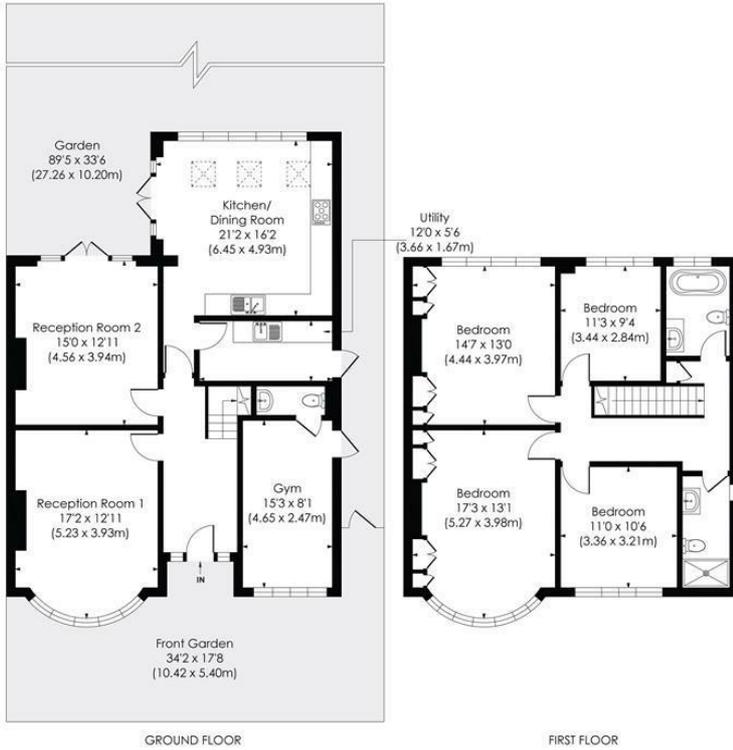


This fantastic 1,884 sqft, **FOUR DOUBLE BEDROOM, TWO BATHROOM** 1920's Semi-Detached house has an impressive 89'ft x 33'ft West facing rear garden, excellent potential to extend (s.t.p.p.) and no onward chain. Located on a sought after road within easy access to Raynes Park Station and High Street, Wimbledon Village and a host of well-regarded schools. On the ground floor there is a lovely entrance hall, two separate reception rooms, a spacious kitchen/dining room, a utility room, a downstairs W.C, and a converted garage ideal as a gym/downstairs bedroom or study. On the first floor are the four double bedrooms and two modern bathrooms.

**COPSE HILL, SW20**

Approx. Gross Internal Floor Area

**1884 Sq. ft/175.07 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- 1,884 sqft - Four Double Bedrooms - Two Modern Bathrooms
- Spacious 1920's Semi-Detached House
- 89'ft x 33'ft West Facing Rear Garden
- Downstairs W.C, Utility Room And Gym/Study/Additional Bedroom
- Sought After Road Close To Well-Regarded Schools
- Easy Access To Wimbledon Village And Raynes Park Station
- Potential To Extend To The Loft And Rear S.T.P.P
- No Onward Chain
- EPC rating - E
- Council Tax Band - G

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		45	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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