



COTTENHAM PARK ROAD, SW20

£2,295,000

- Five bedrooms
- Three bathrooms
- Excellent condition
- Far reaching views
- Garage
- Energy rating: c

@marshandparsons
marshandparsons.co.uk

MARSH &
PARSONS

ABOUT THE PROPERTY

A substantial five bedroom semi-detached family home offering approximately 2,575 sq ft of versatile accommodation, arranged over four floors and ideally positioned in sought after West Wimbledon.

On the lower ground garden level is a superb open plan kitchen and dining space which opens onto a south facing garden. There is a utility room, a guest bedroom with an en-suite bathroom and a cloakroom WC. There is also useful side access to the property.

The ground floor features a generous reception room with a private south facing terrace to the rear overlooking the garden along with expansive views, together with a







FURTHER DETAILS

On the lower ground garden level is a superb open plan kitchen and dining space which opens onto a south facing garden. There is a utility room, a guest bedroom with an en-suite bathroom and a cloakroom WC. There is also useful side access to the property.

The ground floor features a generous reception room with a private south facing terrace to the rear overlooking the garden along with expansive views, together with a separate study that lends itself well to working from home. Upstairs on the first floor there are three double bedrooms, one with an en-suite shower room and a family bathroom. The principal bedroom is laid out across the top floor and enjoys its own balcony and en-suite.



STEP INSIDE COTTENHAM PARK ROAD



Total area (approx.): 239.2 sq. m (2574.7 sq. ft)
(Excluding Eaves and Garage)
Terrace area (approx.): 11.0 sq. m (118.4 sq. ft)
Garage (approx.): 16.2 sq. m (174.3 sq. ft)

Wimbledon
020 8879 6660

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

MARSH &
PARSONS