



COTTENHAM PARK ROAD

Wimbledon, SW20



COTTENHAM PARK ROAD

A beautifully presented three / four bedroom town house in a popular location with a landscaped garden and off street parking.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £1,275,000



ABOUT THE PROPERTY

A beautifully presented three / four-bedroom town house set back from Cottenham Park Road in a popular close, boasting an elegant finish throughout with a flexible layout. The home offers a handy internal garage to the ground floor with an office / bedroom, complete with a utility/shower room. As you walk up the stairs to the first floor you are welcomed by a bright and airy open plan living space with stunning views which leads to the modern fitted kitchen. Three bedrooms are set over the second floor serviced by a modern bathroom. Further features to this well-rounded home include a private landscaped garden offering a brilliant outside seating area, off street parking and a WC on every floor.







Approximate Gross Internal Area (Including Gym / Garage) = 137.8 sq m / 1483 sq ft
 External Cupboard = 0.7 sq m / 7 sq ft
 Total = 138.5 sq m / 1490 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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