

## Coombe Lane West Wimbledon, SW20 0QY

**£1,600,000 Freehold**



This imposing 2,109 sqft, FOUR BEDROOM, TWO BATHROOM, Semi Detached House has a superb 81'ft x 30'ft South Facing rear garden with views across Donhead Sports Fields.

An excellent long term family home close to Raynes Park High Street, Station and a host of well regarded schools.

There is also ample off street parking to the front, a garage, a spacious entrance hall, a large separate front reception room, a beautiful fitted kitchen, extended family room, separate dining room, downstairs W.C and a modern family bathroom on the first floor.

West Wimbledon is a popular leafy, residential area that offers easy access to Raynes Park, Wimbledon and Wimbledon Common/Village.

Offering excellent transport links, with frequent, direct trains via Southern and South Western Trains into Wimbledon and Waterloo (Zone 4), Multiple bus routes and easy access to the A3 for routes



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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.

- 2,109 sqft Semi Detached House
- Four Bedroom - Two Bathroom plus downstairs W.C
- 81'ft South Facing Garden
- Potential to Further Extend S.T.P.P
- Modern Kitchen and Extended Family Room
- Close to Raynes Park High Street and Station
- Close to Well Regarded Schools
- Ample Off Street Parking
- EPC - D
- Council Tax Band - G



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
62	77
EU Directive 2002/91/EC	
England & Wales	

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