## Ellisons

**RAYNES PARK** 

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## 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

## COOMBE LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2109 SQ FT - 195.94 SQ M

(INCLUDING GARAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 71 SQ FT - 6.63 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 174 SQ FT - 16.18 SQ M

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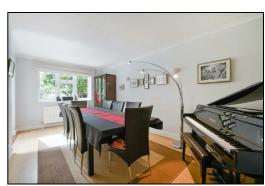
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

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• 2,109 sqft Semi Detached House

**GROUND FLOOR** 

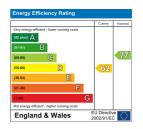
- Four Bedroom Two Bathroom plus downstairs W.C
- 81'ft South Facing Garden
- · Potential to Further Extend S.T.P.P
- Modern Kitchen and Extended Family Room
- · Close to Raynes Park High Street and Station
- · Close to Well Regarded Schools
- Ample Off Street Parking
- EPC D
- · Council Tax Band G











For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595





