COTTENHAM PARK ROAD

Approx. Total Internal Area 2772 Sq Ft - 257.53 Sq M
(Including Garage & Restricted Height Area)



SECOND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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Cottenham Park Road, West Wimbledon, SW20 0RX

Guide Price £2,600,000 Freehold



for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management







THE LOCATION

Positioned at the top of Cottenham Park Road, just off Ridgway this is a convenient location for the Village High Street, the Common and Raynes Park. The town with its excellent mainline and District Line tube stations is within walking distance. Kings College School is close by and there are a number of state and other private schools within easy reach.



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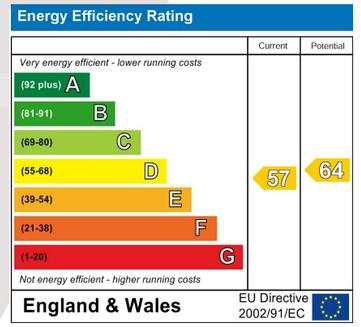
THE PROPERTY

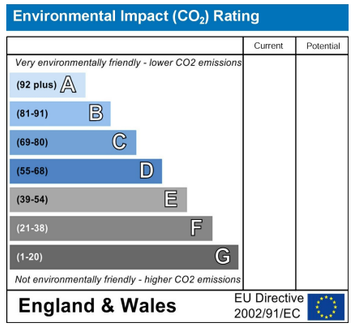
A recently, beautifully renovated five double bedroom, detached house offering stylish and versatile living across three beautifully arranged floors. The ground floor provides a generous double reception room with bespoke lighting leading to a wonderful kitchen/dining room complete with stone worktops and utility room. A separate family room/study, downstairs cloakroom and a garage completes the ground floor.

On the first floor is the superb master bedroom suite, complete with en-suite shower room and dressing room. There are two further double bedrooms and a family bathroom on this floor. On the second floor are two further large bedrooms and another family bath and shower room. The bathrooms throughout the house are truly luxurious.

Outside, to the rear of the house, is a landscaped, secluded south-easterly facing garden, whilst to the front there is gated off-street parking for several vehicles and a garage - providing both convenience and security.

N.B. Furniture has been inserted into rooms using AI.





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given.
Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.