

# COTTENHAM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
2163 SQ FT- 201.0 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.  
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.

## Cottenham Park Road, West Wimbledon, SW20 0TB

£1,450,000 Freehold



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for Sale

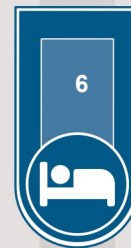


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## The location

The property is situated on a quiet residential cul de sac on the slopes leading to Wimbledon Common, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose) and businesses, the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector.



## The Property

On the ground floor there is a bright, comfy living area and a superb open plan kitchen/family room. There is a housekeeper's/granny flat with bedroom, shower room and utility cupboard. This could also be used as a home office.  
 On the split level first floor are four bedrooms, one en suite and a shower room.  
 On the split level second floor are one very large bedroom, another bedroom and a bathroom.  
 Outside, there is a landscaped rear garden with large terrace. There is a front garden with off-street parking.  
 This is a particularly bright and spacious house in a great area - an early viewing is recommended!

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	71	82
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	