MELBURY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA :

1407 SQ FT- 130.70 SQ M

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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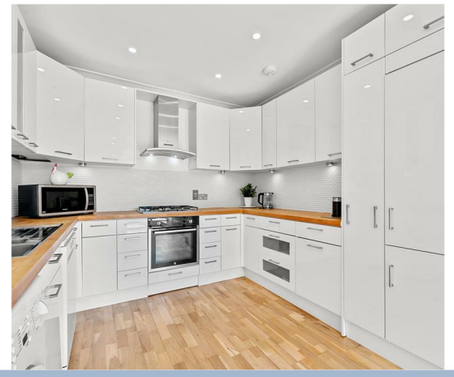
Melbury Gardens, West Wimbledon, SW20 0DL

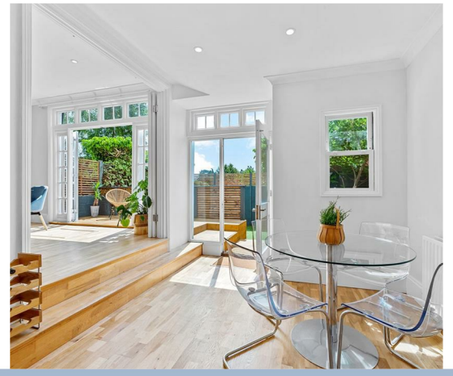
Guide Price £950,000 Freehold

for sale

Fuller Gilbert & Company Est. 2001

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





THE LOCATION

The property is situated on a sought after residential road, 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), 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. There is easy access to Hollymont School and to St Matthew's School.

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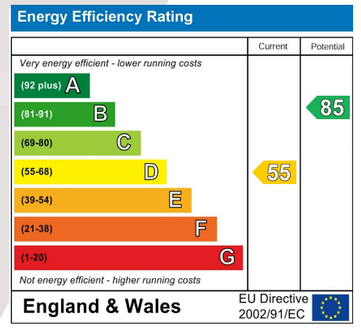
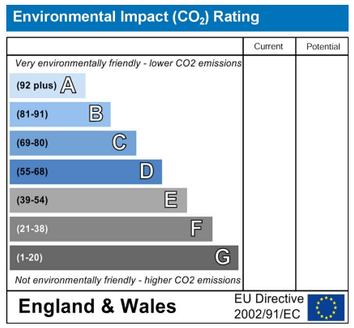
THE PROPERTY

We are delighted to offer for sale this spacious and well presented " Quarter Style" three bedroom family house which has been extended on the ground floor to the rear. On the ground floor there is a spacious kitchen with breakfast room, living, dining, WC and entrance foyer.
The low maintenance garden benefits from being part decked and laid to lawn with a southerly aspect and offers direct gated access to rear parking.

On the first floor are two double bedrooms and a family bathroom. On the second floor there is a large, open and light master bedroom with vaulted ceilings and generous storage, plus a snug/study space.

Early viewing highly recommended - No onward chain.





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.