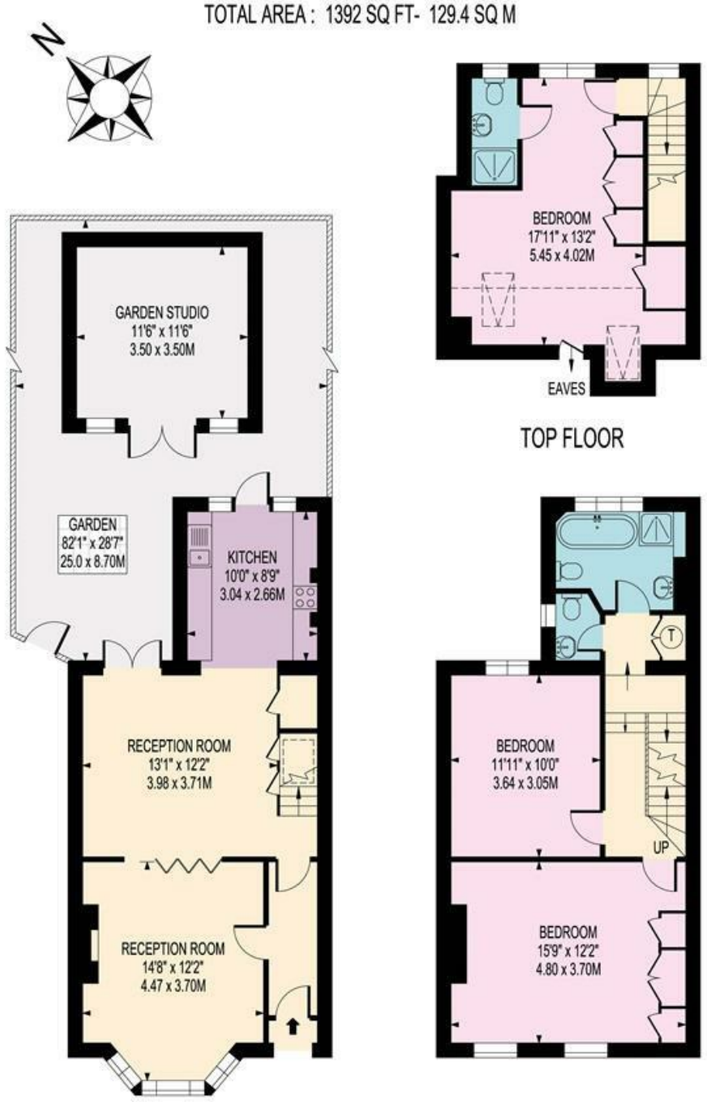
Fuller Gilbert & Company

AMITY GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1260 SQ FT- 117.1 SQ M
(EXCLUDING GARDEN STUDIO)
GARDEN STUDIO AREA : 132 SQ FT- 12.3 SQ M
TOTAL AREA : 1392 SQ FT- 129.4 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

for sale

Fuller Gilbert & Company Est. 2001

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

100 Amity Grove,
West Wimbledon, SW20 0LJ

£1,350,000 Freehold

Fuller Gilbert are delighted to offer for sale this rare and stunning 3-bedroom detached family house with off-street parking, boasting a picturesque garden perfect for relaxing or entertaining guests. Step inside to find a stylish and spacious interior, featuring a modern kitchen, elegant living room, and three comfortable double bedrooms. An additional home office/garden room provides a tranquil environment for productivity and creativity. Convenience meets luxury in this charming abode.

- Elegant Master Bedroom with En Suite
- Family Bathroom
- Garden Room/Home Office
- Fully Fitted Kitchen
- Prime West Wimbledon Location
- Two Further Double Bedrooms
- Off Street Parking
- Two Spacious Reception Rooms
- Beautiful Mature Garden
- Convenient For Raynes Park Station

020 8016 9700 www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

100 Amity Grove, West Wimbledon, SW20 0LJ

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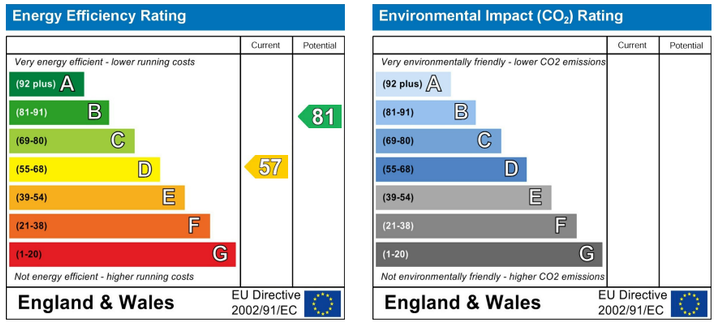
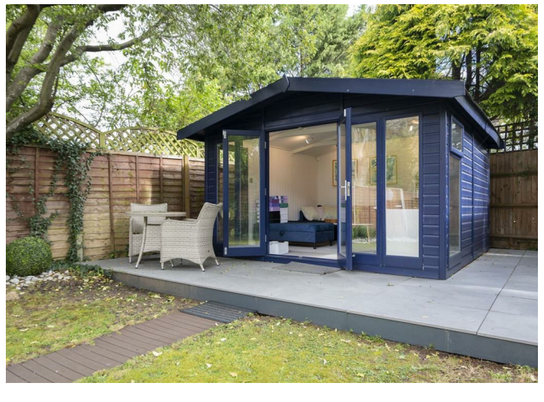
Location

The property is situated in the much sought-after Amity Grove being superbly placed for access into Raynes Park with its commuter station and useful shops restaurants and various facilities close at hand. Wimbledon Common and Wimbledon Village are also within easy reach. The area is also well regarded for its schools in both the state and private sectors, including Hollymount School which is just around the corner in Cambridge Road. Kings College School is a brisk walk up the hill. The green spaces of Holland Gardens and Cottenham Park are both a short walk away.

Description

The property is approached through the front driveway providing off-street parking. The welcoming entrance hall leads into the bright and spacious front reception room. The ground floor also comprises a dining room and integrated kitchen with doors leading out to the spacious rear garden.
The first floor has two double bedrooms, a four-piece family bathroom and a separate guest toilet. The second floor benefits from a large double bedroom with en-suite bathroom. The rear garden has a generous home office/garden room offering additional multipurpose accommodation.





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.