ORCHARD GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA : **2185 SQ FT- 203.0 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.

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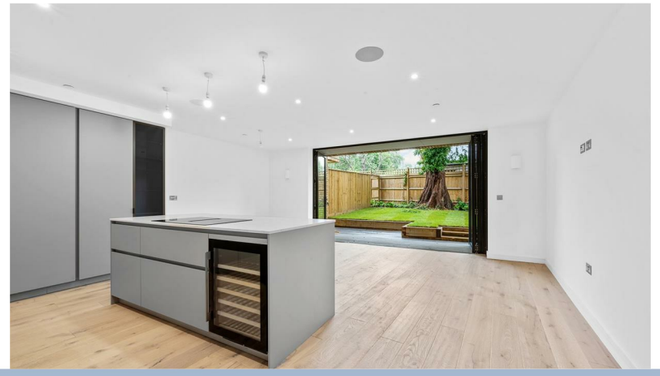
£2,000,000 Freehold



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 in a much sought-after brand new private gated development just off Durham Road. This luxury new development is perfect for both having quiet private space with a community feel, whilst being close and nearby to local park, shops and transport.

Orchard Grove is well placed for access into Raynes Park with its mainline station and selection of useful shops and businesses.

The area is also well regarded for its sporting and recreational facilities, with the amazing bonus of having membership to the local tennis courts located on Holland Gardens included within the development price, as well as for its choice of schools in both the state and private sectors.

Wimbledon Common and Village are also close-by.



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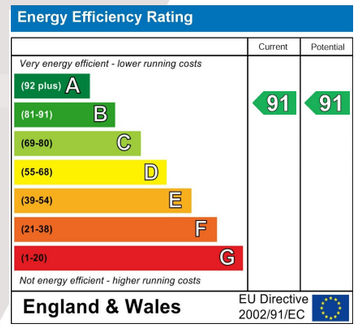
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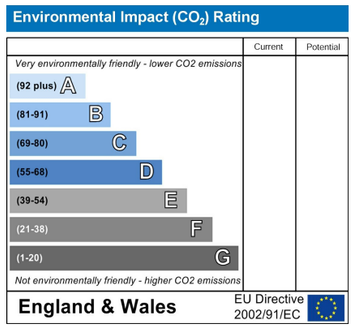
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THE PROPERTY

This Spacious property arranged over 3 floors, stretching over 2185 sqft boasts a separate front reception on the ground floor as well as the spacious, open planned kitchen/dining area to the rear, allowing for adaptable living arrangements. The ground floor also has a utility room and a cloakroom.
The first floor has two large, luxury bedrooms, both with en suites and walk-in wardrobes, both of which has a large balcony over looking the attractive Holland Gardens.
The third floor further boasts two double bedrooms with en suites and walk in wardrobes, again with the rare benefit of having a balcony over looking the park.
The property further benefits from an attractive private garden and off street parking.





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.