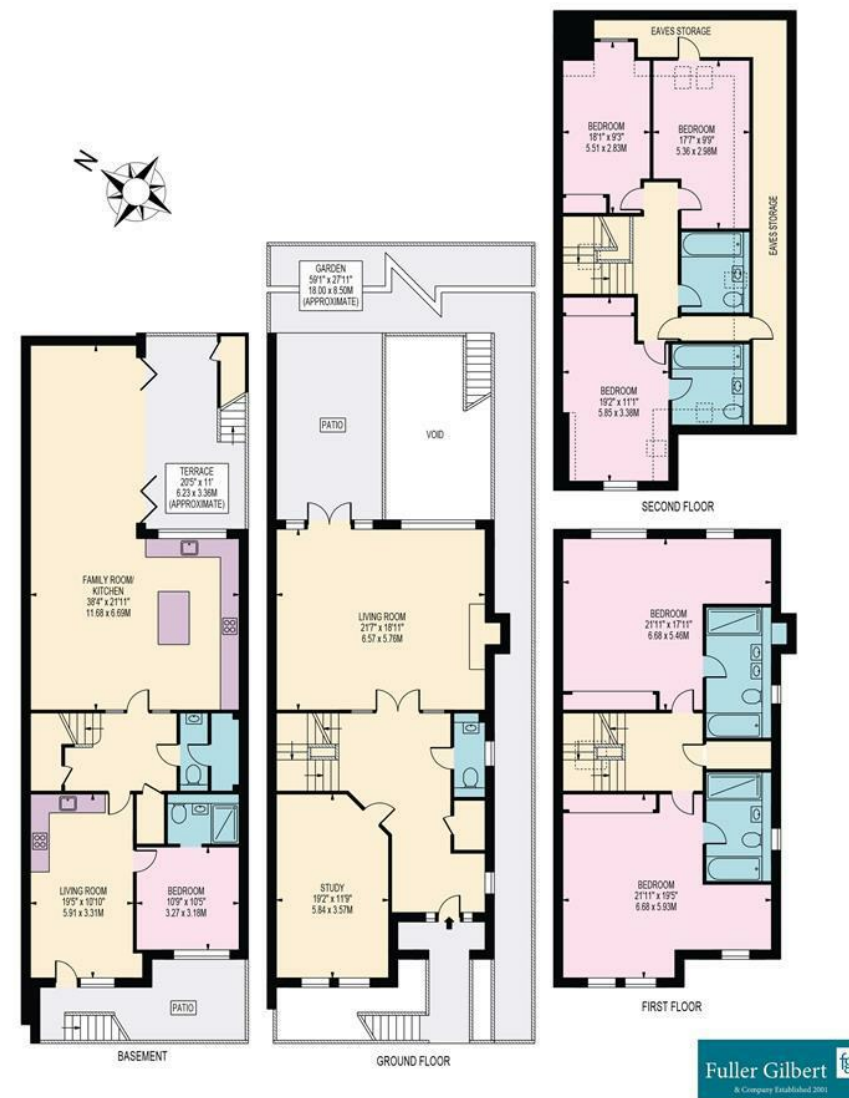


## ARTERBERRY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 4228 SQ FT - 392.78 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 346 SQ FT - 32.17 SQ M



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.

Arterberry Road, Wimbledon, SW20 8AA  
Guide Price £3,250,000 Freehold



95 High Street Wimbledon SW19  
020 8016 9700  
wvsales@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

38 - 40 Gloucester Road SW7  
020 7581 0154  
sksales@fullergilbert.co.uk

for  
Sale

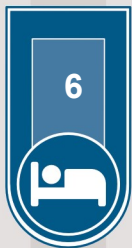
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& Company Est. 2001

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



THE LOCATION

Arterberry Road is part of a popular residential enclave in between Wimbledon Village and West Wimbledon. The property is approximately 700m from Wimbledon Common which has over 1200 acres and perfect for walking, riding, cycling and golf. The property is approximately 1300m from the shops and bars of Wimbledon Village and 900m from Raynes Park railway station which has a regular overground link to Waterloo (approx. 21 minutes). Buses also run from both Ridgway and Worple Road to Wimbledon Station with its overground and underground District lines.



THE PROPERTY

A beautifully presented and generously proportioned 6 bedroom contemporary semi-detached house that was built some 15 years ago with versatile accommodation arranged over 4 floors.

Upon entering the property you are welcomed by a bright and spacious hall. The ground floor consists of a large dining room, beautifully decorated drawing room, featuring a working fireplace and with double doors on to the garden. The ground floor is also serviced by a guest W.C. and cloak room. On the lower ground floor is a one bedroom self-contained annexe, a further guest W.C. and a vast open-plan kitchen and reception area. The kitchen is fitted with a range of Miele appliances and furnished beautifully to create a multifunctional family space. Bi-fold doors open up onto a patio with steps up to the garden. The annexe has its own entrance to the front of the property and comprises a kitchen/reception room and a well-proportioned bedroom with en-suite shower room.

The first floor consists of the grand principal bedroom suite, with fitted wardrobes, dressing area and a large en-suite bathroom. There is also a large guest en-suite bedroom with fitted wardrobes on this floor. The second floor boasts a further three bedrooms (one en-suite), family bathroom and large storage cupboard.

To the rear of the house is a patio and landscaped garden and to the front is off-street parking for 2 cars. The house benefits from underfloor heating, wooden floors and a Control 4 media system.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	