

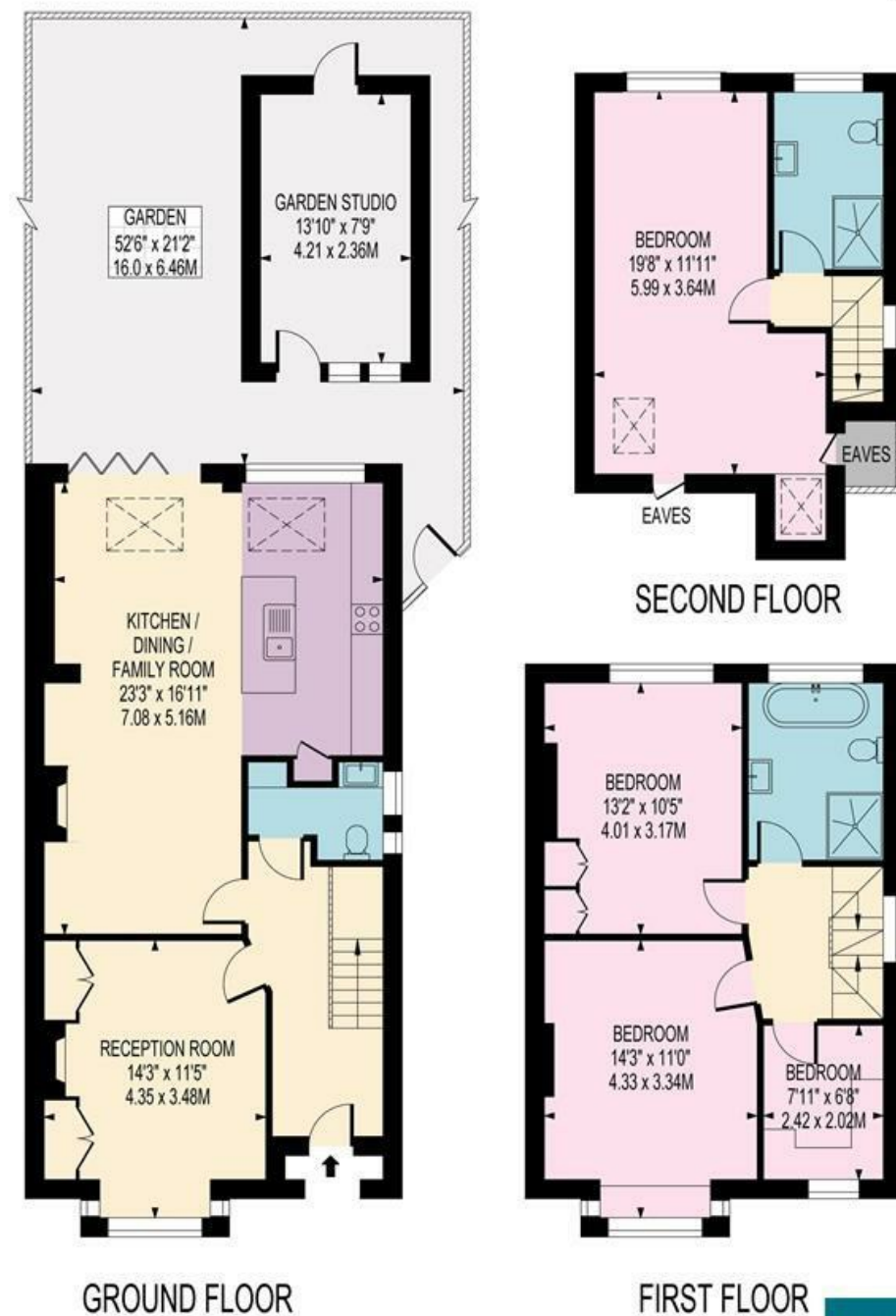
## SOMERSET AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1379 SQ FT- 128.10 SQ M

(EXCLUDING OUTBUILDING)

OUTBUILDING AREA : 107 SQ FT- 9.90 SQ M

TOTAL AREA : 1486 SQ FT- 138.0 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.



**38 Somerset Avenue,  
West Wimbledon, SW20 0BJ**

**£1,150,000 Freehold**

A superbly presented, substantial, fully extended four bedroom semi-detached period family home with the added benefit of having an additional outhouse in the garden allowing for adaptable living arrangements. This property is tastefully decorated throughout boasting modern kitchen and bathrooms. Located on this quiet residential road close to local parks and Raynes Park commuter station, centre and amenities.

- Semi Detached Property
- Two Bathrooms & Downstairs Cloakroom
- Tastefully Decorated Throughout
- Large Garden Studio For Adaptable Usage
- Feature Fireplaces
- Four Bedrooms
- Beautiful Landscaped Garden
- Fully Integrated Open Plan Kitchen/Dining
- Spacious Front Reception Room
- Ultra Convenient Location

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.



Location

Transport links are close at hand offering local bus routes and Raynes Park station with regular train services into London Waterloo, while the nearby A3 provides access to major motorways.

Local shops, including Waitrose and Sainsburys, restaurants, and the new Travelodge hotel are within easy reach. The property is well located for Wimbledon's highly regarded schools in both the state and private sectors.




Description


This beautiful family home is greeted by a gorgeous landscaped and paved front garden. The ground floor has a welcoming hallway leading into a generous front reception room with a feature fireplace, bay fronted window and feature wooden floor. To the rear of the property is a further family room with a log burning fire, a fully integrated kitchen and tri folding doors leading out onto a stunning rear garden. The ground floor has the added benefit of a cloakroom.

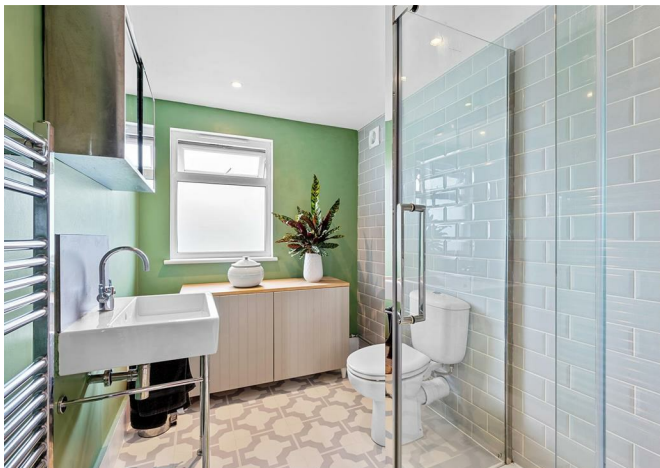
The garden has been well designed being part paved and part lawn allowing for separated outside space. To the rear of the garden there is a cleverly designed covered section which is perfect for entertaining.

The first floor has two large double bedrooms with a third single bedroom which can also be used well as a office if needs be. There is also a good sized family bathroom which has been updated recently.

The second floor you will find a further double bedroom with ensuite overlooking the attractive garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		66
(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	



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.



