



28 Ullswater Crescent,
London, SW15 3RQ

Guide Price £1,300,000 Freehold

A substantial, well presented semi-detached family home ideally located within Kingston Vale. The property offers close to 2300 Sq Ft with a large rear garden and the benefit of off street parking.

- Five bedrooms Semi-Detached house
- Double reception room
- Study
- Off street parking for several vehicles
- Large rear garden
- Three bath / shower rooms
- Kitchen / dining room
- Utility room
- Approx. 2300 Sq Ft
- Council Tax band G

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Fuller Gilbert Wimbledon Village, 95 High Street, Wimbledon Village, London, SW19 5EG



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

Ullswater Crescent is situated within the sought-after Kingston Vale area, close to both Richmond Park and Wimbledon Common. The property is close by to a number of shops and Robin Hood Primary school while being within easy reach of the A3 offering quick and easy access to Central London & Surrey.

There are also a number of local shopping centers within the area including Kingston Upon Thames, Wimbledon, Wimbledon Village and Putney.

Under the estate agency act 1979, we declare that a Director of Fuller Gilbert & Company has a personal connection in this property.

Description

This semi-detached family home offers a total of five bedrooms with three bath / shower rooms arranged over three floors with off street parking and a large rear garden.

The ground floor offers a dual aspect double reception room with direct access to the rear garden, study, large kitchen / dining room, utility room and downstairs WC.

The first and second floors then allow for five bedrooms, three bath / shower rooms (two en suite).



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.