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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.

Worple Road, West Wimbledon, SW20 8RQ
£1,750,000 Freehold



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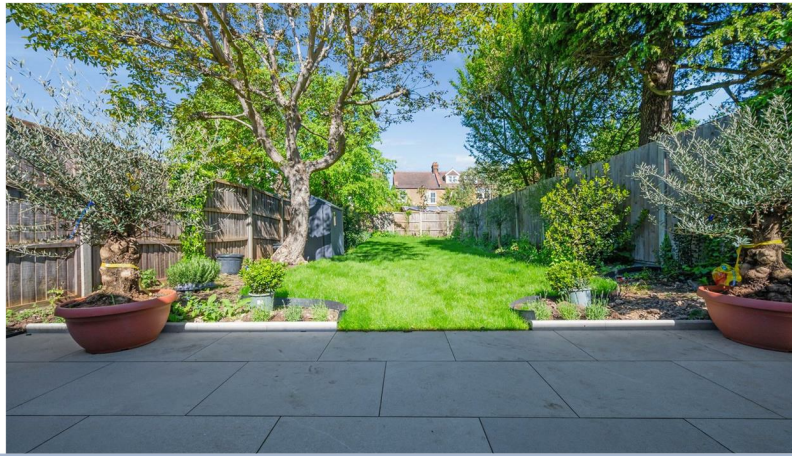
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for Sale

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



THE LOCATION

The property is well placed for access into Raynes Park and Wimbledon with their commuter stations and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School, Wimbledon High School, Wimbledon College and Ursuline School. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



THE PROPERTY

The accommodation includes two well-appointed bathrooms, two versatile study areas ideal for home working, a spacious dining area, dedicated playroom, utility room, and cloakroom. The expansive living space is perfectly suited for both entertaining and comfortable family life.

Externally, the property boasts a stunning 70 ft landscaped garden, providing a peaceful outdoor retreat, along with off-street parking for two vehicles.

A superb opportunity to acquire a substantial and stylish family home in excellent condition.

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		70	81
		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.