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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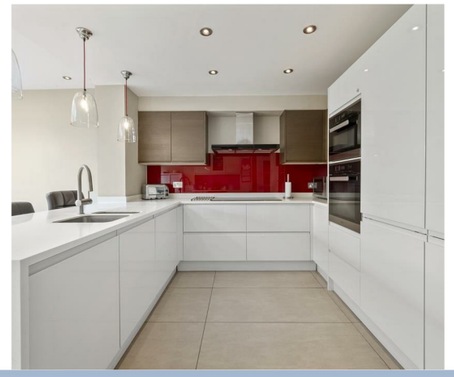
Cumberland Close, Wimbledon, SW20 8AT

Guide Price £1,350,000 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 quiet cul-de-sac, just off Lansdowne Road on the favoured slopes up to Wimbledon Village and is well placed for access into Raynes Park and Wimbledon Town, 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. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

3

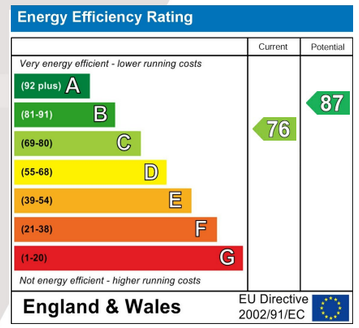
2

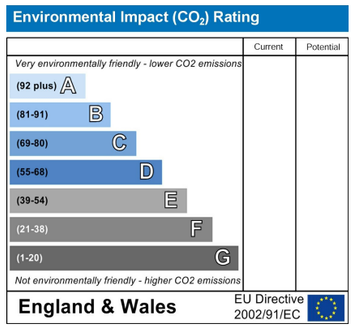
2

THE PROPERTY

A beautifully presented 3/4 bedroom, 2 bathroom mid-terrace house arranged over 3 floors and offering great family and entertaining space, with added benefits of off-street parking and a southerly facing garden in this quiet cul-de-sac enjoying far reaching views.

On the ground floor, the house comprises; entrance hall; study/playroom; fully extended and well equipped kitchen/dining/family room with bi-fold doors to the garden; cloakroom and a utility room. On the first floor is the reception room and a bedroom with an en-suite shower room. On the second floor there are 2 more bedrooms and a family bath and shower room.





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.