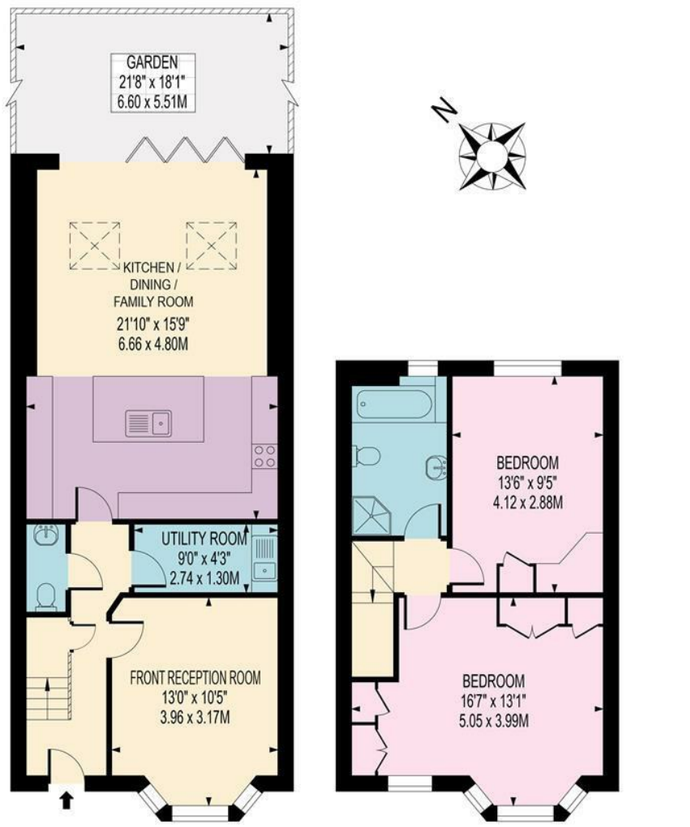
TOLVERNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1011 SQ FT- 93.90 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.

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.

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

Fuller Gilbert & Company Est. 2001

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

www.fullergilbert.co.uk

Tolverne Road, West Wimbledon, SW20 8RA

Guide Price £1,050,000 Freehold



for sale

Fuller Gilbert & Company Est. 2001

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









THE LOCATION

Tolverne Road is situated in the much sought-after Lambton Conservation Area and is well placed for access into Raynes Park with its commuter station, selection of useful shops (including Waitrose), businesses and the Raynes Park Health Centre. 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.



2

2

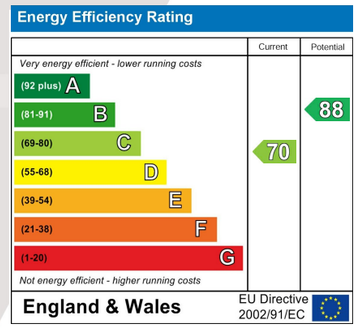
1

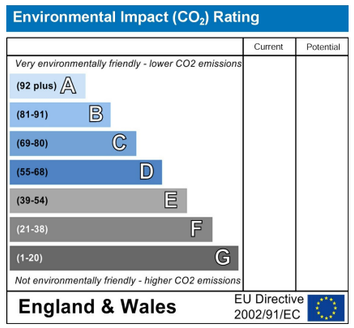


THE PROPERTY

NO CHAIN. A charming and very well presented two double bedroom period home in the much sought-after Lambton Conservation Area, very conveniently located for Raynes Park mainline station, excellent local schools and amenities. * Council Tax Band E

This superb two double bedroom period house offers spacious accommodation arranged over two floors. The extended open plan living accommodation and superb kitchen/dining/living room, give a great sense of space and light and lead through from complete width bi-fold doors to a charming and easily maintained rear garden with a mature feature apple tree.
The kitchen is fully integrated with all appliances including, range cooker and dishwasher with ample storage cupboards and beautiful Carrara Marble worktops. There is also a useful utility room and separate cloakroom.
On the first floor is the principal bedroom with bespoke wardrobes, the second double bedroom and the fully fitted family bathroom with bath and separate shower.
The property benefits from high ceilings and some fine original features, and is superbly presented with polished original floorboards throughout. It has ample storage, including the boarded loft and has been recently updated with new eco combi boiler with an EPC rating of C and planning permission granted for a loft conversion.





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.