

**14 Cambridge Close,  
West Wimbledon, SW20 0PT**

**Guide Price £810,000 Freehold**

Situated in a quiet cul de sac with views over Cottenham Park and convenient for Raynes Park Station a recently refurbished three bedroom end of terrace house with garage. Offered with no onward chain.

- End of Terrace house
- Modern kitchen & bathroom
- Garage
- Three bedrooms
- Popular Cul-de-sac location
- Downstairs WC

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.

020 8016 9700

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



Location

The property is situated on a sought after cul-de-sac , well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to Hollymont School and to St Matthew's School through a pedestrian path at the end of Melbury Gardens.

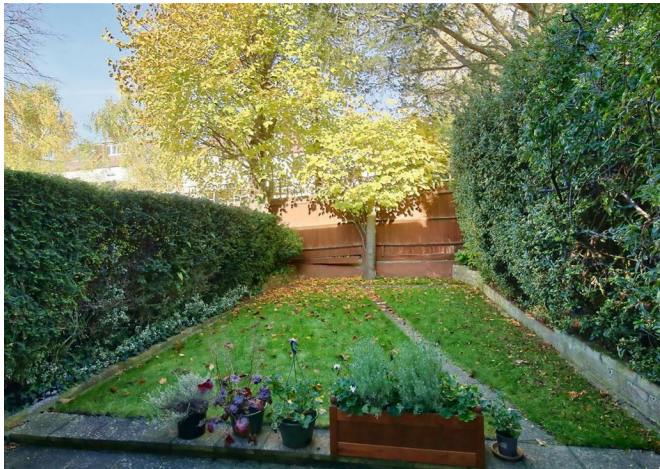
Description

Modern style recently refurbished three bedroom house which has views over Cottenham Park with an attractive garden, garage and conveniently located in this highly sought after Cul de sac within a short distance from Raynes Park station and its many local amenities. Offered freehold with no onward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <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.