Fuller Gilbert & Company

# MELBURY GARDENS

## APPROXIMATE GROSS INTERNAL FLOOR AREA :

**1407 SQ FT- 130.70 SQ M**

Fuller Gilbert & Company Established 2001

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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.
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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.

for sale

Fuller Gilbert & Company

Estate Agents • Valuers • Development Consultants

**71b Melbury Gardens,**
**West Wimbledon, SW20 0DL**

**Guide Price £975,000 Freehold**

A beautifully presented, light and airy family home which has been extended across the rear and benefits from a southerly aspect garden. The house is arranged over three floors and is located on a popular, residential road within the heart of West Wimbledon - ideal for Cottenham Park, a number of schools and Raynes Park High Street/commuter station. * Council Tax Band E

- Three bedrooms
- Well equipped kitchen
- Outside shed/storage
- No onward chain
- Family bathroom
- Snug/Study
- Downstairs WC
- Heart of West Wimbledon

020 8016 9700 www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

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## Location

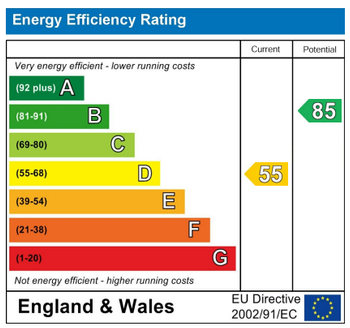
The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham 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.

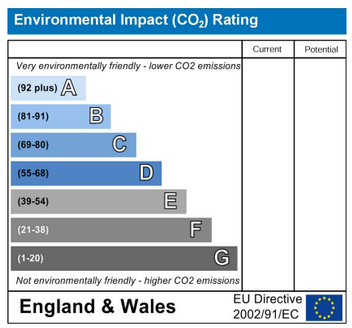
## Description

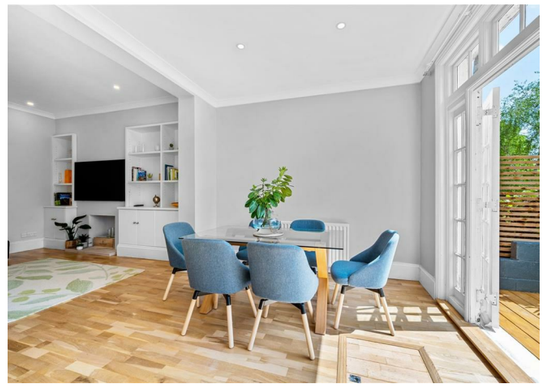
We are delighted to offer for sale this spacious and well presented " Quarter Style" three bedroom family house which has been extended on the ground floor to the rear. On the ground floor there is a spacious kitchen with breakfast room, living, dining, WC and entrance foyer.
The low maintenance garden benefits from being part decked and laid to lawn with a southerly aspect and offers direct gated access to rear parking.

On the first floor are two double bedrooms and a family bathroom. On the second floor there is a large, open and light master bedroom with vaulted ceilings and generous storage, plus a snug/study space.

Early viewing highly recommended - No onward chain.





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.