Fuller Gilbert & Company

# MELBURY GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1805 SQ FT- 167.69 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 133 SQ FT- 12.33 SQ M
TOTAL AREA : 1938 SQ FT- 180.02 SQ M

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FIRST FLOOR

GROUND FLOOR

Fuller Gilbert & Company Established 2001

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.

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

## 18 Melbury Gardens, West Wimbledon, SW20 0DJ

## Guide Price £1,800,000 Freehold

A rare opportunity to purchase a detached, gated family home in this prime West Wimbledon location with full planning permissions for major extensions throughout (plans available upon request). The property is currently arranged over two floors comprising five bedrooms, flexible living accommodation, gated parking and a garage moments away from several green spaces such as Cottenham Park and being within easy reach of both Wimbledon Common and Raynes Park Station and shops.

- Gated, Detached Family Home
- Two Bathrooms (One En Suite)
- Large Living / Dining Room
- Excellent Location for Several Schools, Parks, Commons and Raynes Park Station
- Five Bedrooms
- Kitchen/Breakfast Room
- Garage & Off Gated Street Parking
- Full Planning For Major Enhancements And Extensions (Available Upon Request)

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

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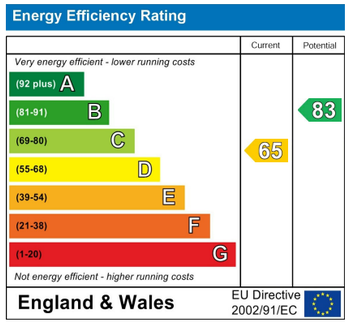
## Location

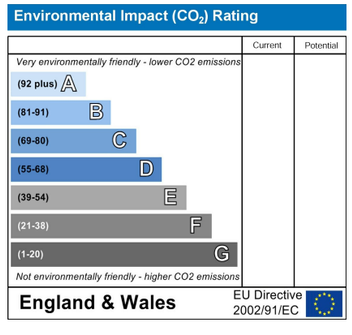
The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham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

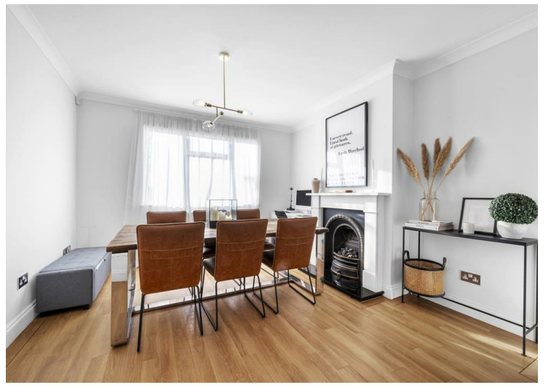
## Description

This beautiful family home offers close to 1940 Sq Ft over two floors comprising five bedrooms, two family bathrooms (one en suite), large kitchen/breakfast room, living room, dining room, conservatory, downstairs WC and a garage with the added benefit of secure, gated off street parking and a large rear garden.

The house also has full planning permissions for major extensions and alterations throughout the property, which are available to view in full upon request.





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.