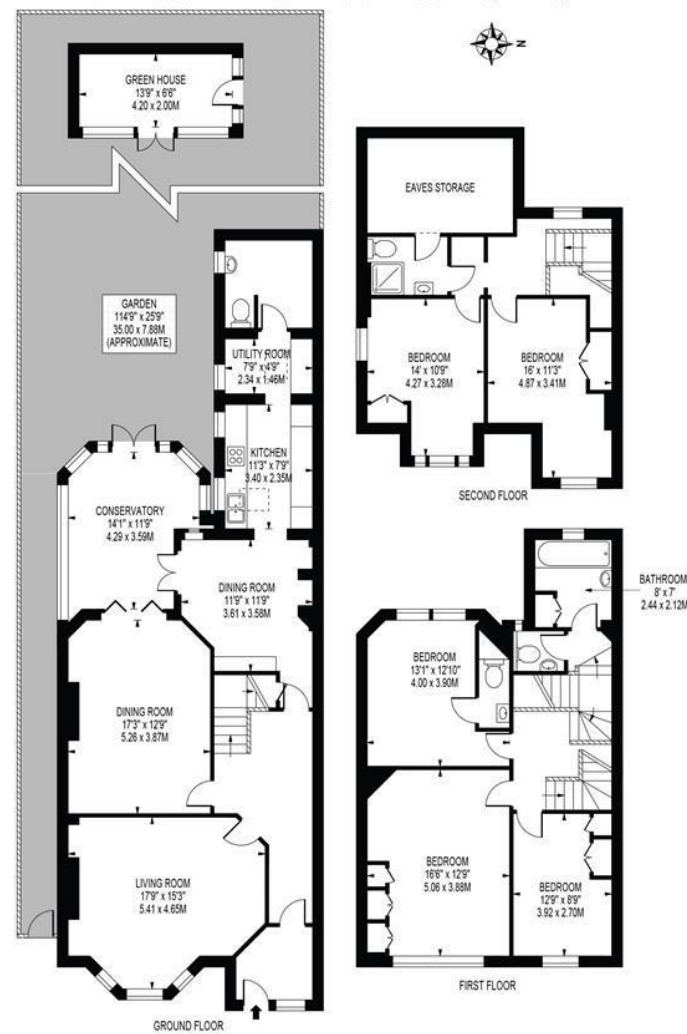


COOMBE LANE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 2421 SQ FT - 224.88 SQ M
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GREEN HOUSE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE, RESTRICTED HEIGHT: 112 SQ FT - 10.40 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GREEN HOUSE: 90 SQ FT - 8.40 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.

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Guide Price £1,650,000 Freehold



for
Sale

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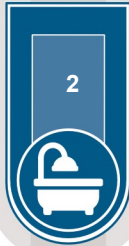
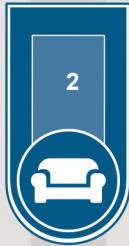
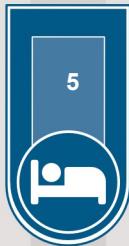


THE LOCATION

This charming and spacious period property is very conveniently positioned for Raynes Park and highly regarded schools in both the state and private sectors.

Transport links are close at hand, offering local bus routes and Raynes Park station with regular train services into London Waterloo (20 minutes), while the nearby A3 provides access to major motorways.

The many beautiful acres of Wimbledon Common and Richmond Park are easily reached, with more local parks such as Holland Gardens and Cottenham Park nearby.



THE PROPERTY

There is off-street parking to the front of the property, leading to the entrance with inner lobby. On the ground floor is a spacious reception hall, front drawing room, dining room, conservatory, breakfast room, kitchen and guest cloakroom.

On the first floor are three bedrooms, family bathroom and guest cloakroom. On the top floor are two further double bedrooms, shower room and eaves storage.

The wonderful rear garden extends to around 115 ft (35m), is well stocked and has a greenhouse.

An early viewing for this charming house is highly recommended as there is huge development potential and the house would benefit from updating, to create a wonderful family home.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	