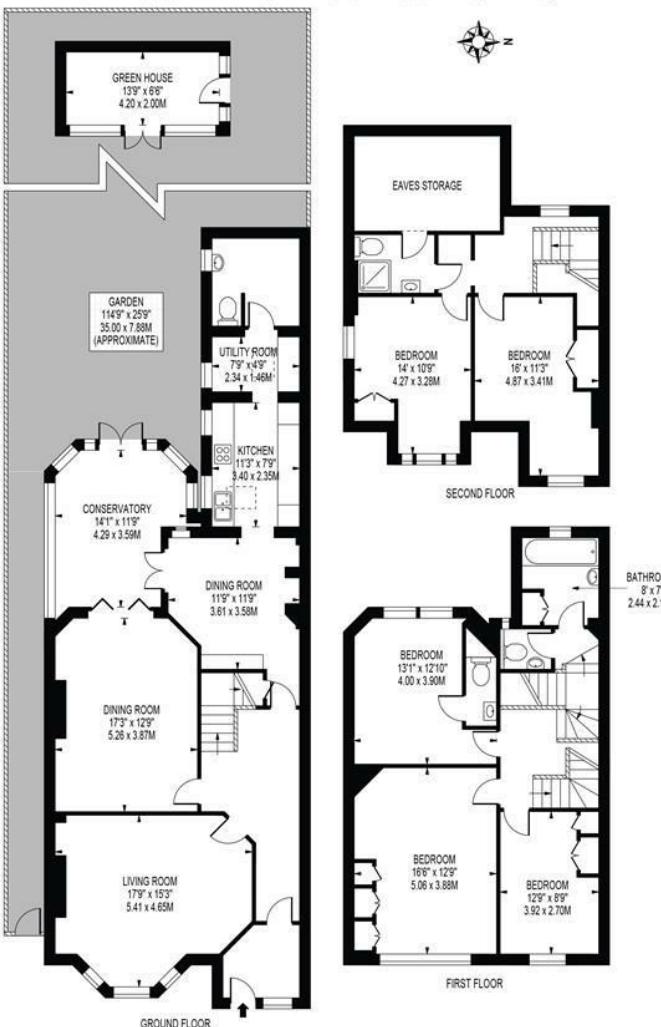


COOMBE LANE

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.

Coombe Lane, West Wimbledon, SW20 0BA

Guide Price £1,650,000 Freehold



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

Fuller Gilbert
& Company

www.fullergilbert.co.uk

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

for
Sale

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

Fuller Gilbert
& Company

fg
Est. 2001



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	50
(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



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

