LAUREL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1337 SQ FT- 124.20 SQ M
(EXCLUDING EAVES)

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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Laurel Road, West Wimbledon, SW20 0PP

£925,000 Freehold

for Sale

Fuller Gilbert & Company Est. 2001

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

THE LOCATION

Situated in the popular West Wimbledon area, nearby Wimbledon Village boasts an excellent range of exclusive, shops, bars and restaurants together with access to the many acres of Wimbledon Common. Raynes Park station offers regular train services into London Waterloo while the A3 provides access to major motorways.
The property is well located for Wimbledon's highly regarded schools in both the state and private sectors.

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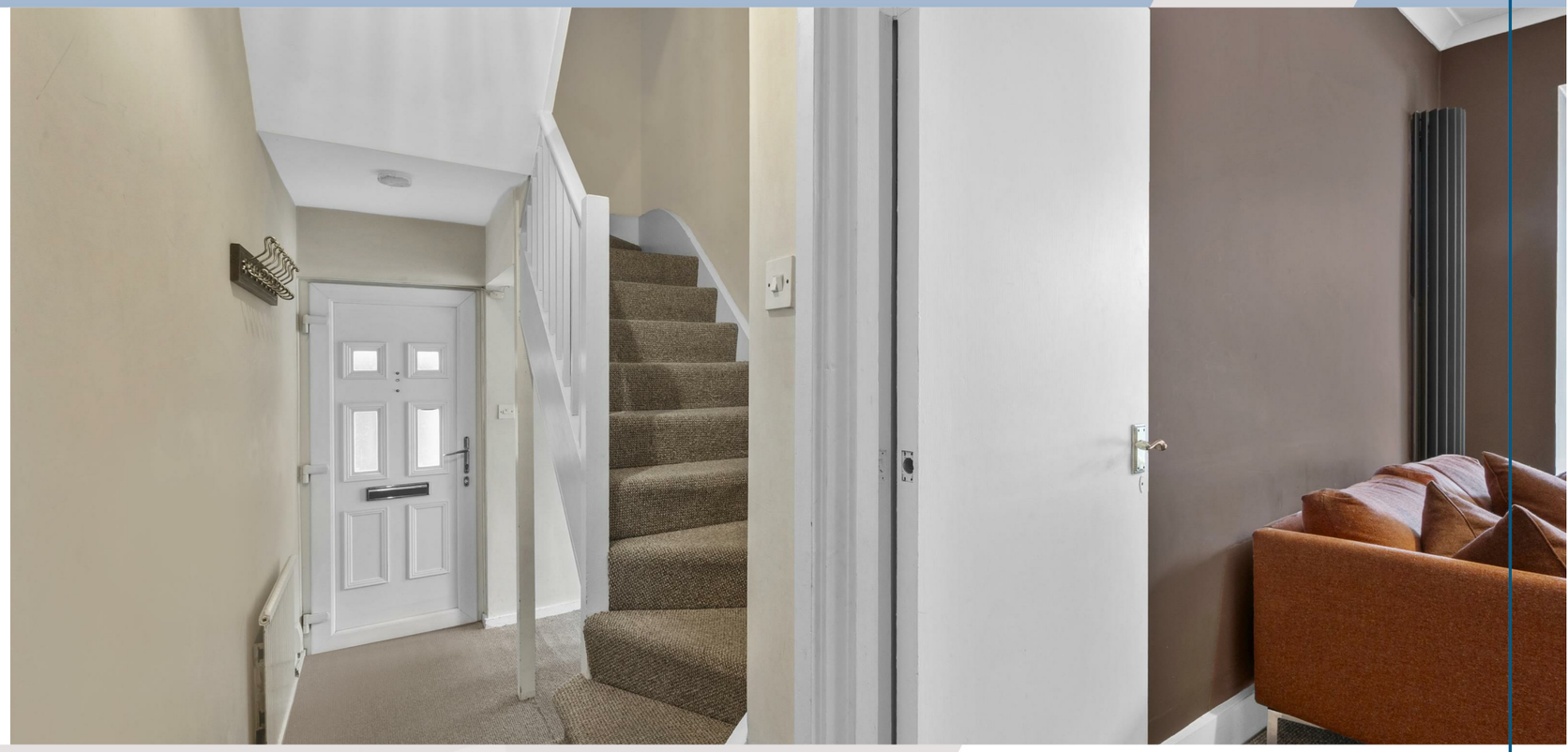
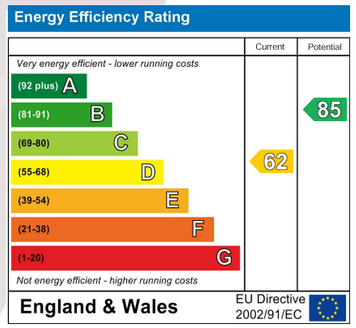
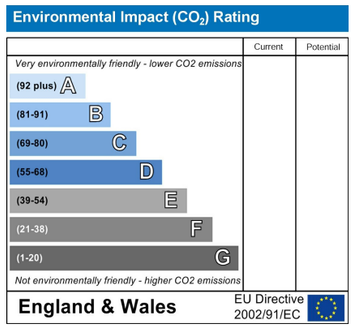


THE PROPERTY

The home features three generously sized bedrooms, making it ideal for families or those seeking extra space for a home office or guest room. The main living areas are light-filled, with a welcoming flow that includes a practical kitchen and a cozy lounge area.
Outside, the property benefits from a private garden—a perfect spot for relaxing, gardening, or hosting outdoor gatherings. Additionally, the house is chain-free, ensuring a straightforward buying process.

Located close to the green spaces of Cottenham Park, the property enjoys a peaceful yet convenient setting, with good transport links and local amenities nearby. This is a fantastic opportunity to secure a spacious home in a desirable area with room to personalize and make your own.





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.