Fuller Gilbert & Company

MARRYAT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : **1862 SQ FT- 173.0 SQ M**
(EXCLUDING GARAGE/LOFT STORAGE)
GARAGE INTERNAL AREA: **185 S2 FT. 17.2 SQ M**
LOFT STORAGE AREA: **793 S2 FT. 73.7 SQ M**
TOTAL AREA: **2840 SQ.FT / 263.9 SQ. M**

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

84 Marryat Road,
Wimbledon Village, SW19 5BN

Guide Price £2,200,000 Freehold

HUGE POTENTIAL Fuller Gilbert & Co are delighted to offer for sale, with no onward chain, this charming and spacious four/five bedroom semi-detached house with huge potential to create a wonderful family home, located in this much sought-after location.

- Four/|Five Bedrooms
- Drawing Room
- Breakfast Room
- Spacious Loft
- Garage and Off-Street Parking
- Two Bathrooms (One En Suite)
- Dining Room
- Kitchen
- Pretty 70ft Approx Rear Garden
- No Onward Chain

020 8016 9700 www.fullergilbert.co.uk
Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

84 Marryat Road, Wimbledon Village, SW19 5BN

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Location

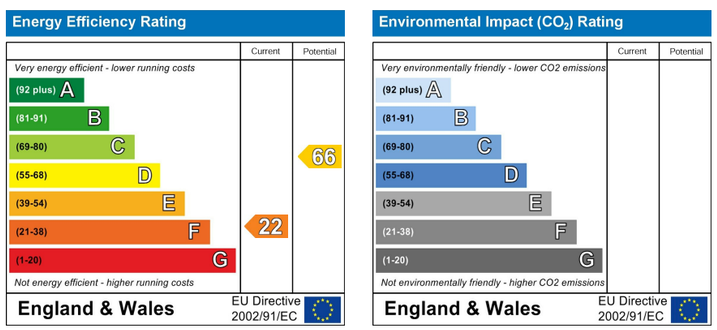
Located on a prestigious residential road within walking distance of Wimbledon Village High Street, offering an array of boutique shops in addition to the picturesque Wimbledon Common and close to The All England Lawn Tennis Club.

It is also well placed for local transport offering quick and easy access to Wimbledon Train Station with direct links to London City while being within easy access to the A3 / Surrey.

Description

The property is approached via a good size front garden which also provides off-street parking. From the entrance hall there is access to a front reception room, dining room, guest cloakroom and breakfast room, which leads to the kitchen. At the back of the house is a bedroom with en-suite bathroom. On the first floor there are four bedrooms, bathroom and separate w.c.

There is a 70ft approx south easterly aspect rear garden and garage. This charming house has huge potential to modernise and extend, subject to planning permission.



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.