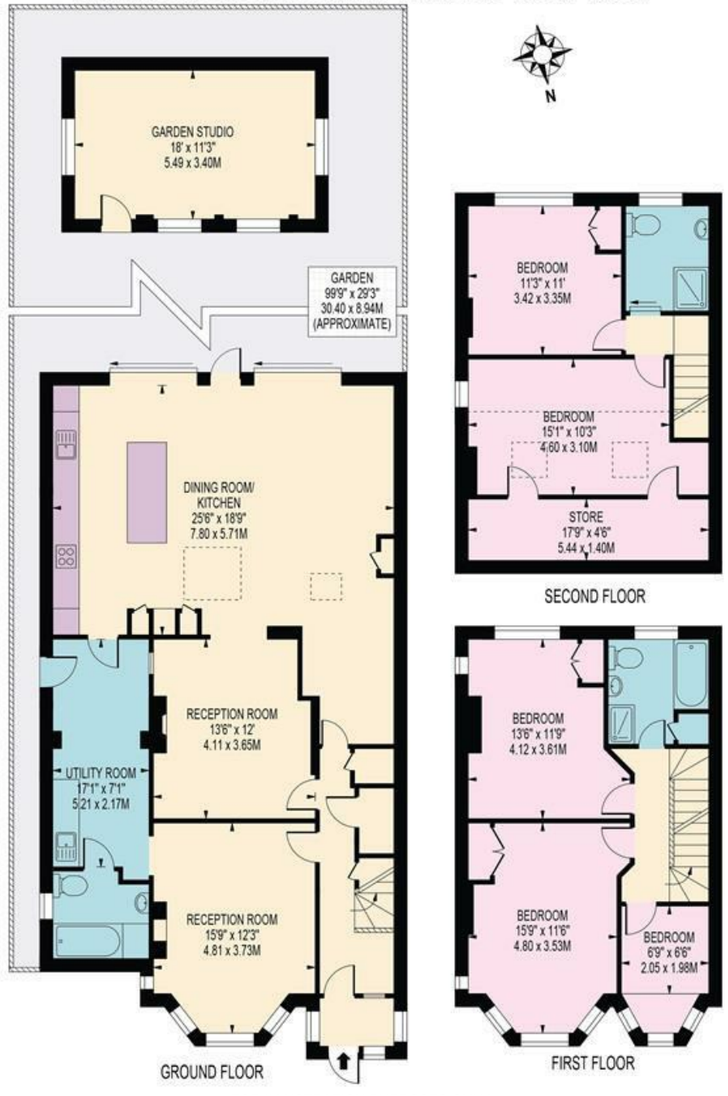
Fuller Gilbert & Company

COOMBE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2177 SQ FT - 202.25 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARDEN STUDIO)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **199 SQ FT - 18.46 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN STUDIO: **201 SQ FT - 18.67 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.

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

43 Coombe Lane,
West Wimbledon, SW20 0BD

£1,675,000 Freehold

Fuller Gilbert are delighted to offer for sale this superb five bedroom, three bathroom family house with stunning kitchen/family room, wonderful home office and situated in a much sought-after and convenient location - early viewing highly recommended. * Council Tax Band F

- Semi Detached
- Open Plan Kitchen Dining
- Fully Extended Accommodation
- Three Receptions
- Three Bathrooms
- Prime West Wimbledon Location
- Off Street Parking
- Five Bedrooms
- Utility Room
- Adaptable Living Accommodation

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

43 Coombe Lane, West Wimbledon, SW20 0BD

Fuller Gilbert & Company

Location

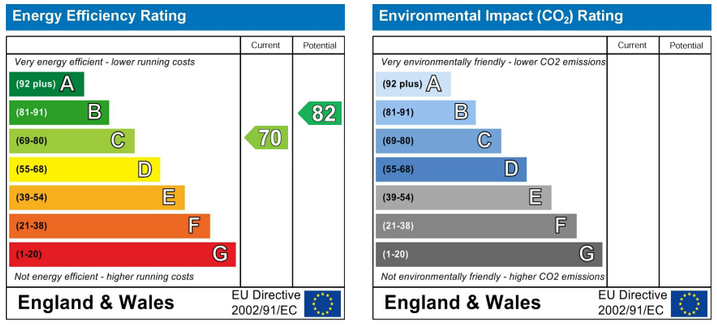
The house is very well located on Coombe Lane, convenient for Raynes Park High Street, which offers an excellent range of boutique shops, bars and restaurants.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'Outstanding' schools in both the state and private sectors, including St Matthew's CofE Primary School, Coombe Girls and Ursuline High School.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Kingston, with rail and tube stations that have regular services into London Waterloo and greater London. 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.

Description

A beautiful semi detached house which has been extended to create accommodation over three floors and with a fabulous rear extension creating a kitchen/dining/family area, the hub of the house. As well as this there are two reception rooms, a separate utility and a downstairs bathroom.
To the top two floors there are five bedrooms and a further two bathrooms.
There is a southerly facing rear garden of approximately 100ft with a spacious garden room ideal for use as a home office.
There is off street parking to the front.
An ideal 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.