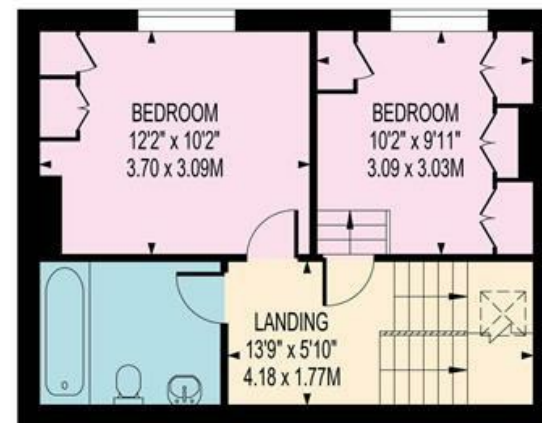
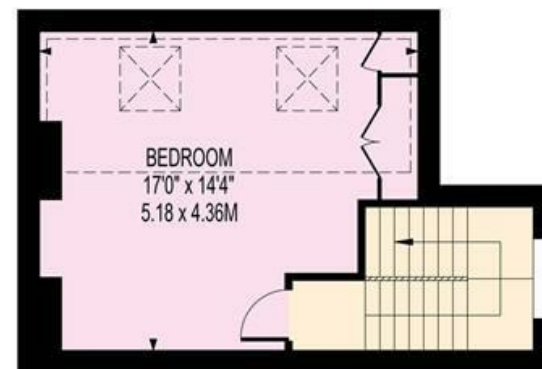
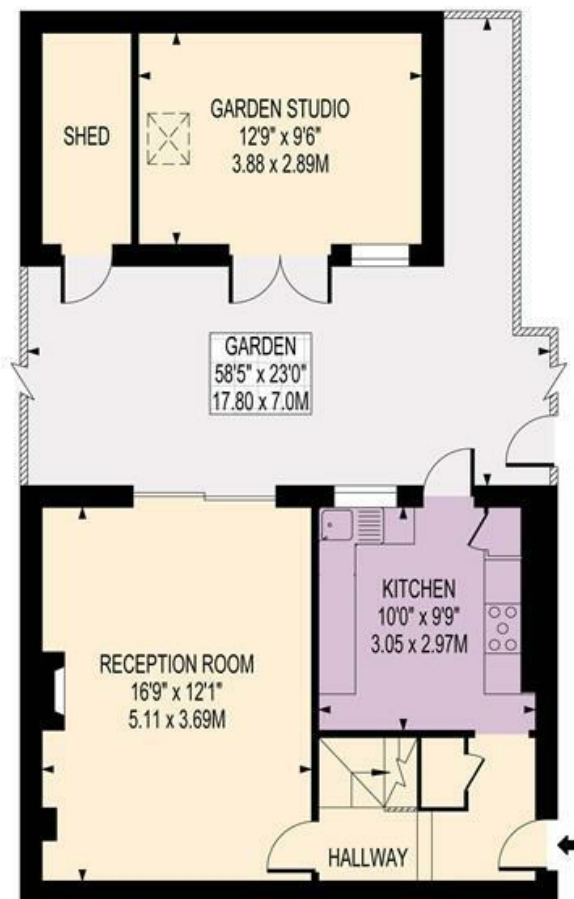


LAUREL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1020 SQ FT- 94.80 SQ M
(EXCLUDING OUTBUILDING)

OUTBUILDING AREA: 161 SQ FT- 15.0 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.



**3b Laurel Road,
West Wimbledon, SW20 0PP**

£900,000 Freehold

A well presented, three double bedroom period property, providing generous living space, comprising: a spacious reception room and good sized kitchen both opening to a lovely landscaped private rear garden, enjoying a sunny southerly aspect. Situated in this highly desirable West Wimbledon location, conveniently positioned for Raynes Park station & centre with the green open spaces of Morley Park & Cottenham Park close by, Wimbledon Common & Wimbledon Village are also nearby.

- 3 Bedrooms
- Kitchen
- Southerly Facing Rear Garden
- Well presented accommodation
- Close to Parks and excellent schools
- Reception Room
- Family Bathroom
- Popular Residential Road in West Wimbledon
- Raynes Park station & Centre nearby

020 8016 9700

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to Hollymont School and to St Matthew's School through a pedestrian path at the end of Melbury Gardens.

Description

We are delighted to offer for sale this spacious and well presented " Quarter Style" three bedroom family house. On the ground floor there is a spacious reception room, kitchen which has been updated. The large rear garden benefits from being southerly facing along with an outhouse which is adaptable for personal use. On the first floor are two double bedrooms and a family bathroom. On the second floor is a substantial master bedroom.

Early viewing highly recommended.



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	

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	



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.