

COTTFENHAM DRIVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2055 SQ FT - 190.95 SQ M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 195 SQ FT - 18.16 SQ M



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.



**3 Cottenham Drive,
West Wimbledon, SW20 0TD**

£1,200,000 Freehold

A bright and spacious three / four bedroom modern home with spectacular, far reaching southerly views ideally located on a quiet, sought-after residential development within the heart of West Wimbledon. The property also offers an integral garage, off street parking and flexible accommodation over three floors.

- Three / Four Bedrooms
- Southerly Aspect Living Room with Balcony
- Guest Cloakroom
- Spacious, Adaptable Accommodation
- Well Maintained Communal Grounds
- Three Bath/Shower Rooms
- Fitted Kitchen
- Reception Room with direct access to Private Patio
- Much Sought-After Location
- Early Viewing Recommended

020 8016 9700

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

www.fullergilbert.co.uk

Location

The property is situated on a much sought-after location on the slopes up to nearby Wimbledon Village which 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.

