



**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

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.

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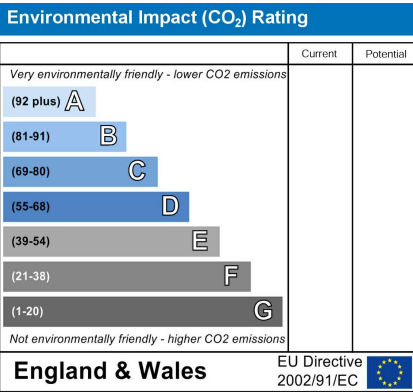
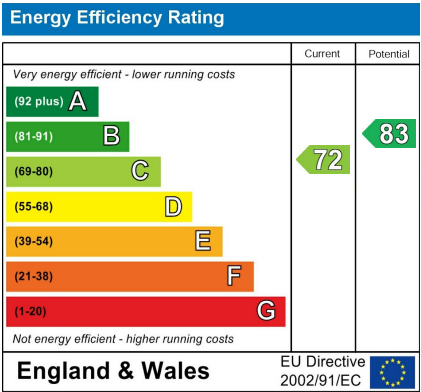
Location

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.



Description

Fuller Gilbert are delighted to offer for sale this charming townhouse offering spacious accommodation across three floors. The property comprises 3 / 4 bedrooms and has flexible living space with a garage and off street parking. The house also benefits from the use of well manicured communal grounds and gardens. An early inspection is highly recommended.



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.