



**11a Laurel Road, West Wimbledon,
London, SW20 0PP**

£835,000 Freehold

Offered for sale with no onward chain, a charming, spacious and well presented three bedroom 'Quarter Style' house, with pretty garden, situated in a much sought-after location close to Cottenham Park.

* Council Tax band E

- Three Bedrooms
- Dressing Room
- Fitted Kitchen
- Guest Cloakroom
- High Ceilings
- Family Bathroom
- Living Room
- Utility Room
- Pretty Garden
- No Chain

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 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 St Matthew's School through a pedestrian path at the end of Melbury Gardens.



Description

This spacious and well presented 'Quarter Style' property offers good family accommodation, in a great location. With beautiful high ceilings, the property has a general sense of space. On the ground floor there is a welcoming hall with utility area and downstairs W.C. The reception room has lovely high ceilings, as does the spacious kitchen. On the first floor are 2 bedrooms and bathroom. On the top floor there is a landing with built-in wardrobes, another good size bedroom. with a dressing room. There is potential to add another bathroom, subject to planning permissions etc. Outside, the property benefits from a superb garden.



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			
		53	81
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.