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11a Laurel Road, West Wimbledon, London, SW20 OPP

£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.

LAUREL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1290 SQ FT - 119.84 SQ M

8' x 6'6" 2.43 x 1.98M

SECOND FLOOR

GARDEN 23' x 20'

7.01 x 6.10M (APPROXIMATE)

BEDROOM 16'9" x 11'9" 5.07 x 3.56M 13'3" x 8'6"

BEDROOM 17'3" x 12'3"

KITCHEN 13'3" x 9'3"

4.01 x 2.82M

RECEPTION ROOM 17'3" x 11'6" 5.22 x 3.47M

GROUND FLOOR

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.

FIRST FLOOR

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



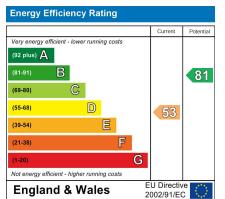
Description

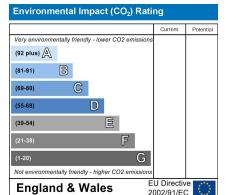
This spacious and well presented 'Quarter Style' property offers good family accommodation, in a great location.

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.







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.





