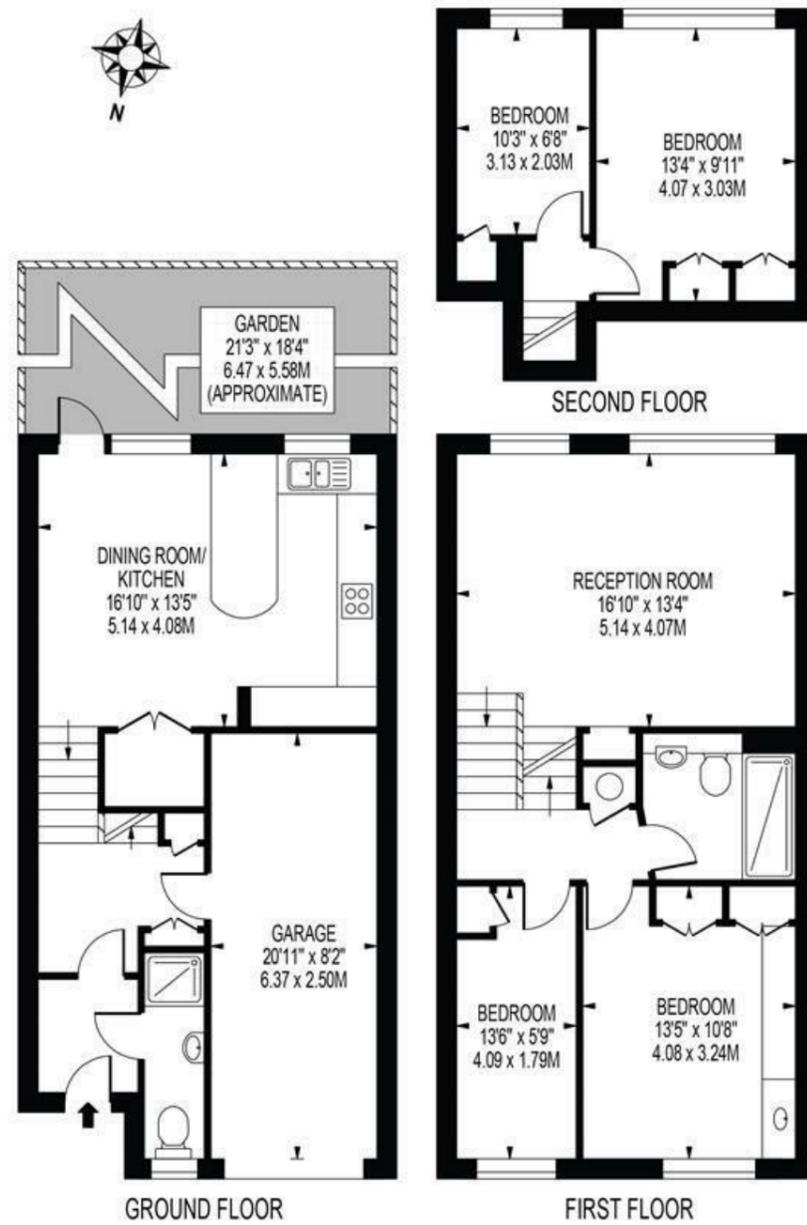


HILLVIEW

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1376 SQ FT - 127.85 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 171 SQ FT - 15.93 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.



**13 Hillview, West Wimbledon,
London, SW20 0TA**

£855,000 Freehold

Fuller Gilbert are delighted to offer for sale, with no onward chain, a spacious four bedroom modern house located in a quiet and much sought-after residential cul-de-sac conveniently situated for Raynes Park Station, Wimbledon Common and other local amenities.

- Four Bedrooms
- Spacious Living Room
- Garage
- Southerly Aspect Rear Garden
- No Onward Chain
- Two Shower Rooms
- Superb Kitchen/Family Room
- Large Front Garden with Off Street Parking
- Wonderful Panoramic Views
- Sole Agents

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.

020 8947 4764

www.fullergilbert.co.uk

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

Location

The property is situated on a quiet residential cul de sac on the slopes up to Wimbledon Common, 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) and businesses, 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.



Description

The property is approached by the good size front garden, which also provides off-street parking. There is a covered porch area with bin stores. Beyond the front door is a useful inner lobby with shower room/w.c. and then access to the hall and internal access to the garage. Steps down lead to the superb kitchen/family room with access out to the garden. Steps up lead to a spacious living room, four bedrooms and the family shower room. The top floor has stunning southerly aspect panoramic views!



There is a pretty south facing rear garden.

An early viewing is 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			
		70	85
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.