

FLOORPLANZ © 2017 0203 9056099 Ref: 194009
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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**11 Hillview,
West Wimbledon, SW20 0TA**

£865,000 Freehold

Offered for sale with no onward chain, a spacious four bedroom end-of-terrace modern house located in a quiet and much sought-after residential cul-de-sac conveniently situated for Raynes Park Station, shops and other local amenities. Council Tax Band F

- Master Bedroom with Concealed Shower
- Family Shower Room
- Kitchen/Dining Room
- Front Garden and Off Street Parking
- Panoramic Views from Top Floor
- Three Further Bedrooms
- Reception Room
- Reception Room/Study
- Southerly Aspect Rear Garden with Side Access
- No Onward Chain

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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.



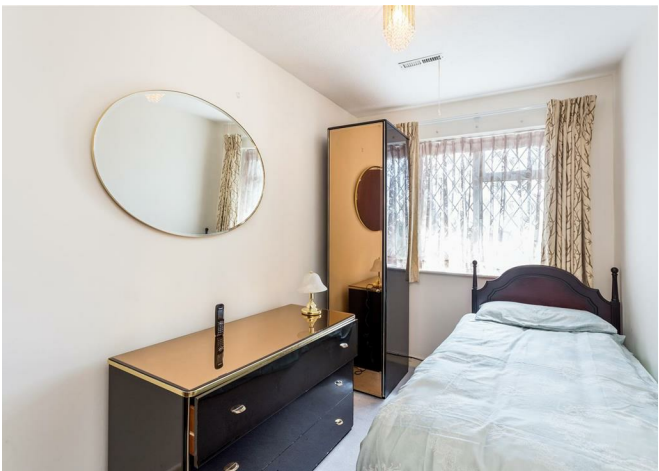
Description

The property offers bright and flexible accommodation, including four bedrooms, set over three floors and has the added benefit of a southerly aspect rear garden and off street parking.



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		
England & Wales	EU Directive 2002/91/EC	82

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	77



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.