

Wimbledon Homes



Cottenham Park Road, SW20

Unique opportunity to purchase a detached house 5 minutes from the Common and KCS

- Over 2700 sq.ft.
- 5 beds
- 4 bath/shower rooms
- 3 reception rooms
- Kitchen/family room
- Gated courtyard driveway with OSP for 3/4 cars
- Garage

Guide Price £2,200,000
freehold

Property

A great opportunity to acquire a large detached house in this desirable location in West Wimbledon. Located at the top of Cottenham Park Road, within walking distance of Wimbledon Common, KCS and the Village, the property provides over 2700 sq.ft of family accommodation.

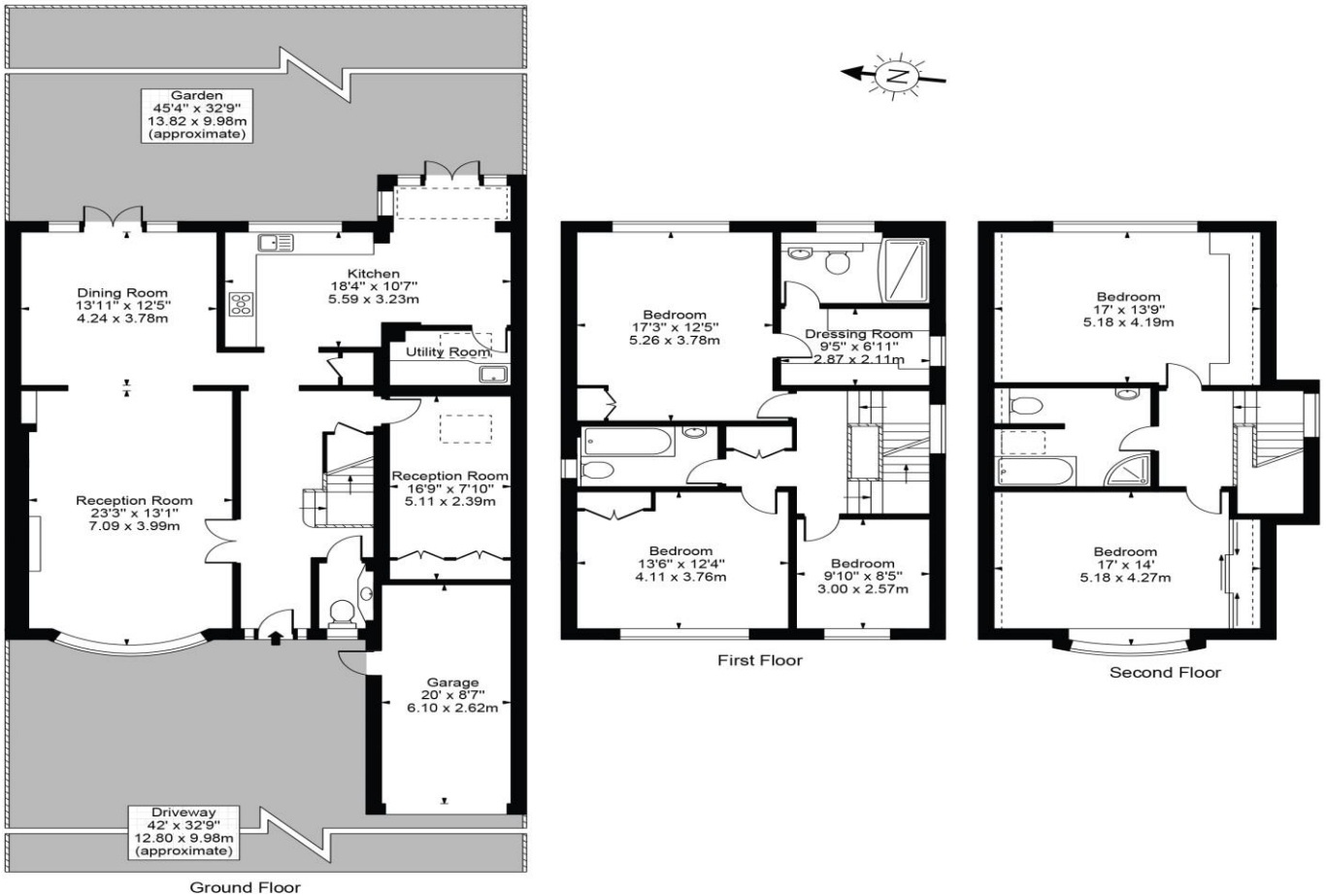
On the ground floor there are two reception rooms, a dining room, kitchen/family room, utility room and cloakroom. Upstairs is a principal suite with dressing room and en-suite bathroom, four further double bedrooms and two family bath/shower rooms. The property has a secluded back garden, gated front courtyard with a garage and OSP for 3 or 4 cars.

The house is close to Holland Gardens and the popular Hollymount School and within walking distance of Raynes Park Station with fast trains into London.





Cottenham Park Road, SW20
 Approx. Total Internal Area 2772 Sq Ft - 257.53 Sq M
 (Including Garage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	