



## Cottenham Park Road, SW20

£2,395,000

 6  3  3  D

- Architecturally designed
- Link detached
- Off-street parking
- Six bedrooms
- Sought after location
- Energy rating: d



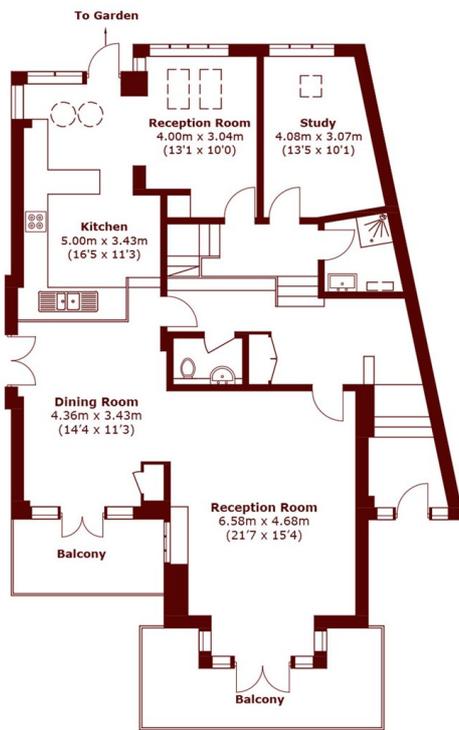
## ABOUT THE PROPERTY

This exceptionally stylish, innovatively designed and substantial modern home, built over four floors with integral garage and off-street parking for three cars has cleverly considered connections between the numerous spacious living areas. It is situated behind secure gates in one of the area's premier streets and within easy reach of Wimbledon Village and town centre.

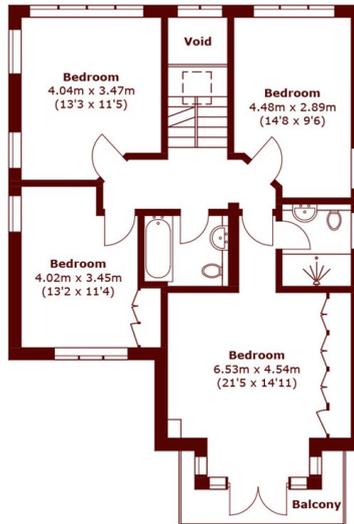
The raised ground floor begins with a very generous central hallway with ample storage, utility room and cloakroom/WC. A well-equipped kitchen/breakfast area along with the family reception and dining rooms have delightful front balconies, with a rear study and rear reception over look a lovingly-kept garden. On the first floor a truly stunning principal suite with an attractive vaulted ceiling, extensive built-in wardrobes, en suite shower room and private balcony sits along three further bedrooms and a family bathroom. The top floor provides two further bedrooms and a second family bathroom/WC.

The ground floor, accessed via the side of the property, provides a very practical studio room with kitchenette, integral garage, additional storage and a shower room fitted to the high standards of the rest of the house.

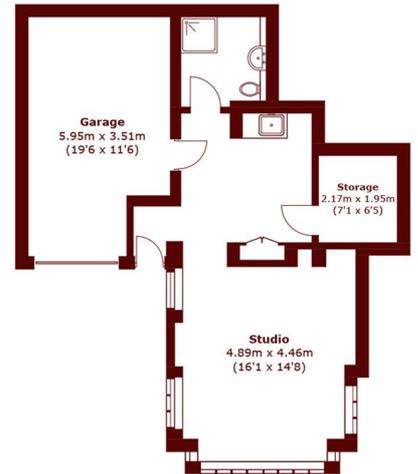




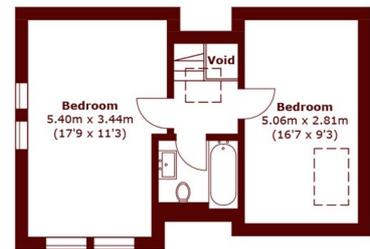
**Raised Ground Floor**



**First Floor**



**Ground Floor**



**Second Floor**

Total area (approx.): 299.9 sq. m (3,228.2 sq. ft)  
 (Including Garage & Excluding Void)  
 Balcony area (approx.): 22.7 sq. m (244.3 sq. ft)

**Marsh & Parsons Wimbledon**

24 High Street, Wimbledon  
 Village, SW19 5DX  
 020 8879 6660

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.