# COTTENHAM PARK ROAD, SW20

## £2,295,000

- Five bedrooms
- Three bathrooms
- Excellent condition
- Far reaching views
- Garage
- Energy rating: c

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# ABOUT THE PROPERTY

A substantial five bedroom semi-detached family home offering approximately 2,575 sq ft of versatile accommodation, arranged over four floors and ideally positioned in sought after West Wimbledon.

Ideally located for the amenities of Wimbledon Village and Raynes Park, with Wimbledon Common, Cottenham Park and Holland Gardens all close by. Raynes Park station provides fast and frequent connections into central London, while the area is particularly well regarded for its excellent choice of schools, including King's College School and Hollymount Primary.

# FURTHER DETAILS

On the lower ground garden level is a superb open plan kitchen and dining space which opens onto a south facing garden. There is a utility room, a guest bedroom with an en-suite bathroom and a cloakroom WC. There is also useful side access to the property.

The ground floor features a generous reception room with a private south facing terrace to the rear overlooking the garden along with expansive views, together with a separate study that lends itself well to working from home. Upstairs on the first floor there are three double bedrooms, one with an en-suite shower room and a family bathroom. The principal bedroom is laid out across the top floor and enjoys its own balcony and en-suite.

# STEP INSIDE
## COTTENHAM PARK ROAD

Total area (approx.): 239.2 sq. m (2574.7 sq. ft)
(Excluding Eaves and Garage)
Terrace area (approx.): 11.0 sq. m (118.4 sq. ft)
Garage (approx.): 16.2 sq. m (174.3 sq. ft)


Wimbledon
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Energy Rating: C 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


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