

COPSE HILL

WIMBLEDON, SW20



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A superb detached family house in the Copse Hill area of Wimbledon.

This very attractive detached house is located on the slopes of Copse Hill, set back from the road.

Most of the accommodation is over the ground and first floor, with plenty of scope for an incoming purchaser to potentially extend the foot print of the house, subject to obtaining planning permission.

There is a well proportioned reception room with French doors leading to the garden and a separate dining room featuring a lovely bay window. The L shaped kitchen also has a dining area and has a side entrance. There is a guest WC and internal door from the garage to the hallway.

The first floor has four double bedrooms, one with an en suite shower and a WC. There is also a family bathroom and a separate WC.

The top floor is one large bedroom featuring three sky lights.

The rear garden offers a wide expanse of lawn including a variety of mature plants and shrubs.

The house further benefits from having off-street parking for three cars on the driveway.

Accommodation

- ◆ Five bedrooms
- ◆ Two reception rooms
- ◆ Wonderful mature garden
- ◆ Garage
- ◆ Off street parking
- ◆ EPC Rating - D

Location

The property is located towards the lower end of this well known West Wimbledon street and around 400m from a fabulous collection of everyday shops on Coombe Lane. Wimbledon Common with its fabulous open space, ideal for riding, walking and cycling is only 500m away. Raynes Park station is around 1500m away offering a fast and regular link to central London in around 20 mins. Wimbledon Village with its popular bars and pretty boutiques is around 1.5 miles away. Locally are a number of sought after and excellent schools with The Rowans (fee paying) and St Matthews Primary School both within 600m. Further afield in Wimbledon Village are King's College and Wimbledon High.

Source of times www.tfl.gov.uk

Source of distances Google Pedometer

All measurements are approximate.

Additional Information

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.
Price on Application



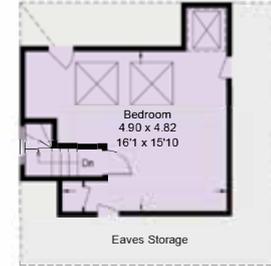


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Floor Plans
Gross Internal Area (Approx) 214.2 sq m / 2,306 sq ft
(Excluding Reduced Headroom | Garage | Eaves Storage)
Reduced Headroom = 1.6 sq m / 17 sq ft
Total = 215.8 sq m / 2323 sq ft



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