



A detached five bedroom period house in a prime West Wimbledon location

Coombe Lane, Wimbledon, London, SW20

Freehold



Lateral ground floor reception layout • Five bedrooms
• Three reception areas • Three bathrooms • Wide garden
• Off street parking • Raynes Park station 0.7 mile

Local Information

Coombe Lane is approx 0.7 mile from Raynes Park Rail station with a regular train service to London Waterloo (approx 20 mins). The 57 bus route runs along Coombe Lane and stops at both Raynes Park station and Wimbledon station (approx 17 mins to Waterloo). Raynes Park offers a selection of restaurants and shops. The property is well situated for parks, being approx 500m from Cottenham Park with its children's play ground and around 1500m from Wimbledon Common. St Matthews Primary School is around 500m and Kings College School approximately a mile distant.

Source of times www.tfl.gov.uk
 Source of distances Google Pedometer

All measurements are approximate

About this property

A detached five bedroom house in excellent condition throughout, having been refurbished by the current owners. The house has fantastic open plan reception space and is well balanced with five bedrooms and three bathrooms.

The property offers fantastic accommodation throughout, entering through the front door into a spacious hallway with a cloakroom. The ground floor

reception room has been opened up to make an expansive area consisting of a formal dining area, two reception areas and fully fitted contemporary kitchen ideal for entertaining. Bi-folding doors in the reception room lead out on to the garden. To the side of the house, is a utility room, with access from the front and back of the house.

The first floor has the principal suite, three further bedrooms and a family bathroom. On the top floor, there is a further en suite bedroom, built in storage and a dressing room. There is also an ample amount of eaves storage.

The front of the house is gated off-street parking for at least two cars.

Tenure

Freehold

Local Authority

Merton

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.
 Telephone: +44 (0) 20 8971 8111.






Coombe Lane, Wimbledon, London, SW20
Gross Internal Area 2874 sq ft, 267 m²

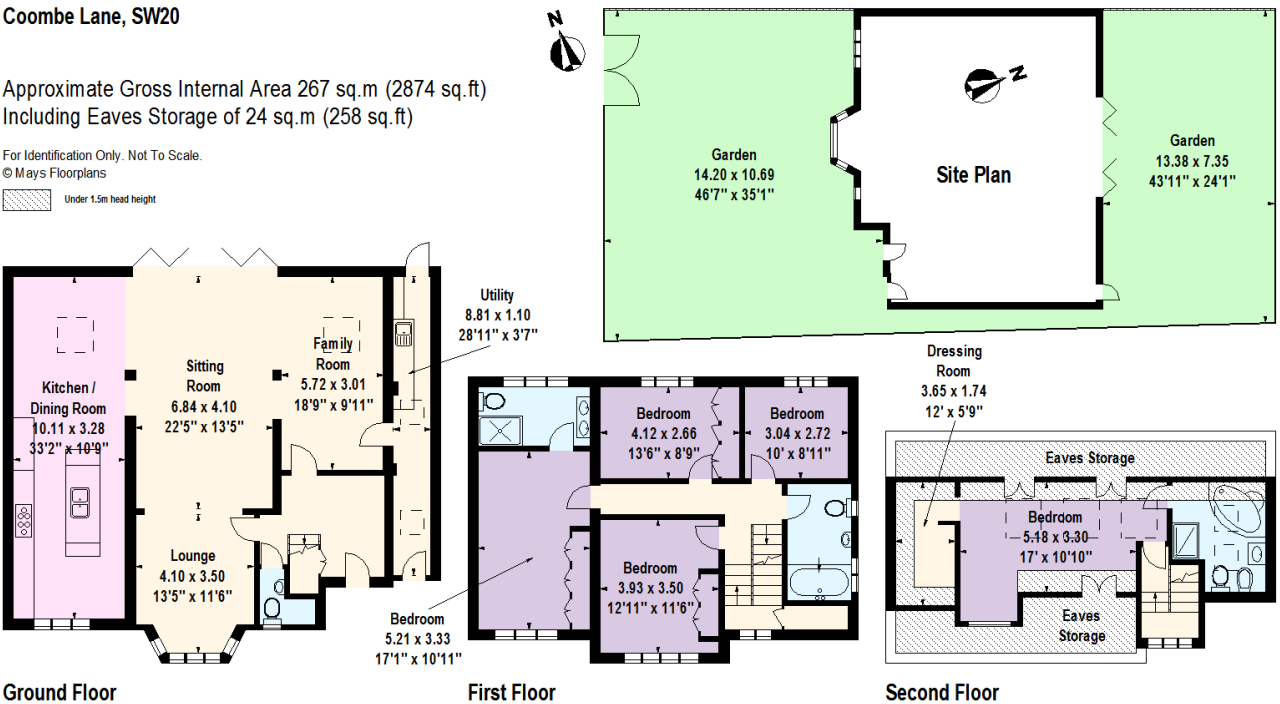
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Coombe Lane, SW20

Approximate Gross Internal Area 267 sq.m (2874 sq.ft)
Including Eaves Storage of 24 sq.m (258 sq.ft)

For Identification Only. Not To Scale.
© Mays Floorplans

 Under 1.5m head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	61	63
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	61	63
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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