

COTTENHAM PARK ROAD, SW20  
**£3,700 PER MONTH UNFURNISHED**

**A BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED HOUSE IN A SOUGHT-AFTER LOCATION IN WEST WIMBLEDON.**

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## DESCRIPTION:

An exceptional four to five-bedroom family home located a stone's throw from Raynes Park station which has been recently refurbished to a high standard. The ground floor comprises a large living room which is flooded with natural light through the south facing patio doors, a well-equipped eat-in kitchen, downstairs W/C and a modern en-suite bedroom which has recently been added to the property.

Going upstairs you have two well-proportioned double bedrooms, one with an en-suite and one with built in storage, two single bedrooms and a family bathroom.

This property has a vast amount of outdoor space including a south facing grass garden and a patio garden to the rear of the property. Further to this, the property is equidistant from Morley Park and Cottenham Park. The property also benefits from off street parking for two cars and access to a garage.



## COTTENHAM PARK ROAD, SW20

Approx. Gross Internal Floor Area

**1401 Sq. ft/130.20 Sq. m**

(Excluding Garage)

Garage: 300 Sq. ft/ 27.83 Sq. m




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PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 

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