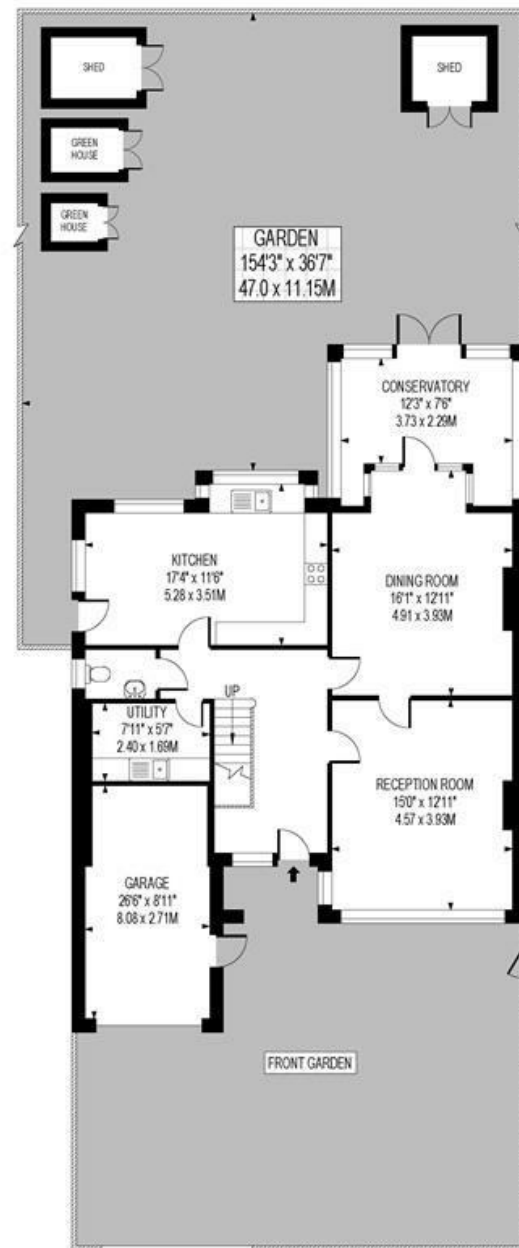


## ROBIN HOOD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1739.44 SQ FT- 161.60 SQ M

GARAGE AREA : 148.54 SQ FT- 13.80 SQ M

TOTAL AREA : 1887.98 SQ FT- 175.4 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**207 Robin Hood Way, West  
Wimbledon,  
London, SW20 0AA**

**£1,200,000 Freehold**

A most attractive, classic 1930s semi-detached four bedroom house offering spacious and flexible family accommodation and huge potential to improve and extend, subject to planning consents.

- Four Bedrooms
- Living Room
- Fitted Kitchen
- Downstairs W.C.
- Stunning Gardens
- Family Bathroom and Shower
- Dining Room
- Utility Room
- Conservatory
- Garage and Off-Street Parking

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 8016 9700

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

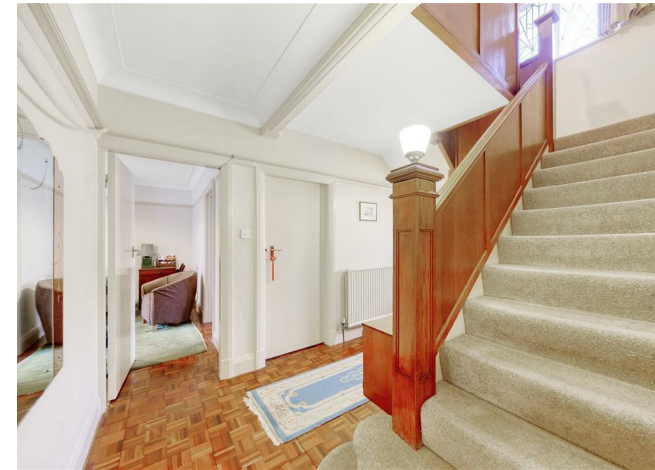
**Location**

This spacious and elegant family home is conveniently positioned for the smart local shops on Coombe Lane and excellent local schools in both the private and state sector, including Robin Hood Primary School. Transport links are close at hand offering local bus routes and Raynes Park mainline station with regular train services into London Waterloo, whilst the nearby A3 provides access to major motorways. Entry to the lovely acres of Wimbledon Common is close-by as is Richmond Park.



**Description**

Fuller Gilbert are delighted to offer for sale, this superb 1930s built family home comprising of four bedrooms, family bathroom, shower, two inter-connecting reception rooms, spacious reception hall, downstairs w.c., fitted kitchen, utility room, conservatory, garage with driveway for many vehicles and truly wonderful gardens. The property offers huge scope for extensions, to provide further accommodation, subject to the necessary planning consents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.