

## BLOSSOM SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 3371 SQ FT- 313.15 SQ M

GARAGE AREA : 157 SQ FT- 14.60 SQ M

TOTAL AREA : 3528 SQ FT- 327.75 SQ M



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.



8a The Drive, Blossom Square,  
Wimbledon Village, SW20 8TG

£3,500,000 Freehold

A newly built semi-detached four bedroom house situated on high ground overlooking south west London, while being securely located in a gated private development close to Wimbledon Village. Blossom Square was built by the boutique London developer Coronado, who are well known for their build quality and high specification finishes. Council Tax Band H.

- New build semi-detached house
- 10 year build warranty
- Superb open plan kitchen/dining/family room
- Main bedroom suite with ensuite bathroom and dressing room
- South west facing garden
- Four bedrooms
- Reception room with terrace
- Garage and off street parking
- Underfloor heating
- EPC Rating- B

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

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

**Location**

Wimbledon Village is renowned for its unique 'countryfied' feel whilst being only 17 mins by rail to Waterloo. This property is conveniently located for both offering an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High School. The famous All England Lawn Tennis and Croquet Club is only 1.5 miles away.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Putney, with rail and tube stations that have regular services into London Waterloo and greater London.



**Description**

Upon entering the Blossom Square development one is greeted by a gorgeous garden with south west views. The property itself has a large integral garage and off-street parking. Built to a high specification throughout, the house is spread across four floors where the front entrance leads into the entrance hall, a separate study, a large reception room with a south west facing terrace with steps down to the garden, and a cloakroom.

The garden floor comprises a superb open plan kitchen/dining/family room that leads out to the south westerly facing garden. The kitchen is fully fitted with a range of units with integrated appliances and European composite stone worktops featuring LED concealed lighting. A cloakroom, utility room and plant room complete this floor.

Upstairs on the first floor is the generously sized principle bedroom and guest bedroom suites, both with dressing rooms and en-suite bathrooms. The second floor comprises of two further double bedrooms, both with en-suite shower rooms.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.