

**CAMBERLEY AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 1491 SQ FT- 138.50 SQ M  
 (EXCLUDING STORE)



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

**Camberley Avenue, West Wimbledon, SW20 0BQ**  
**£1,150,000 Freehold**



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**for Sale**

**Fuller Gilbert**  
 & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Camberley Avenue is a pleasant tree-lined cul de sac in the heart of Raynes Park with playing fields at the end of the road.

Transport links are close at hand offering local bus routes and Raynes Park mainline station with fast and frequent train services into London Waterloo, whilst the A3 provides access to major motorways.

Local shops, including Waitrose, restaurants, and the Travelodge hotel are all within easy reach.

The property is well located for the area's highly regarded schools in both the state and private sectors.



THE PROPERTY

The property is approached via the front garden which provides off street parking. The entrance hall leads through to a smart front reception room leading onto a superb open planned second reception, leading onto a separate kitchen overlooking the private garden.

On the first floor are three bedrooms, one currently used as a study and a family bathroom. Stairs lead to the top floor which offers a spacious master bedroom with en-suite shower room and plenty of eaves storage.

The bi-fold doors from the kitchen lead out to a charming southerly aspect garden.

An early viewing is recommended!

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
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.