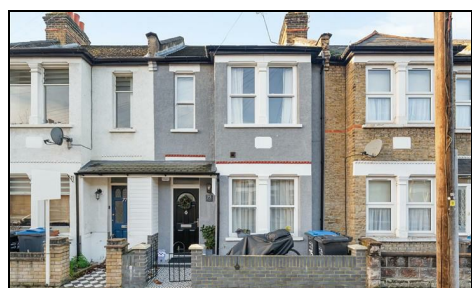


**Dorien Road
 Raynes Park, SW20 8EL**

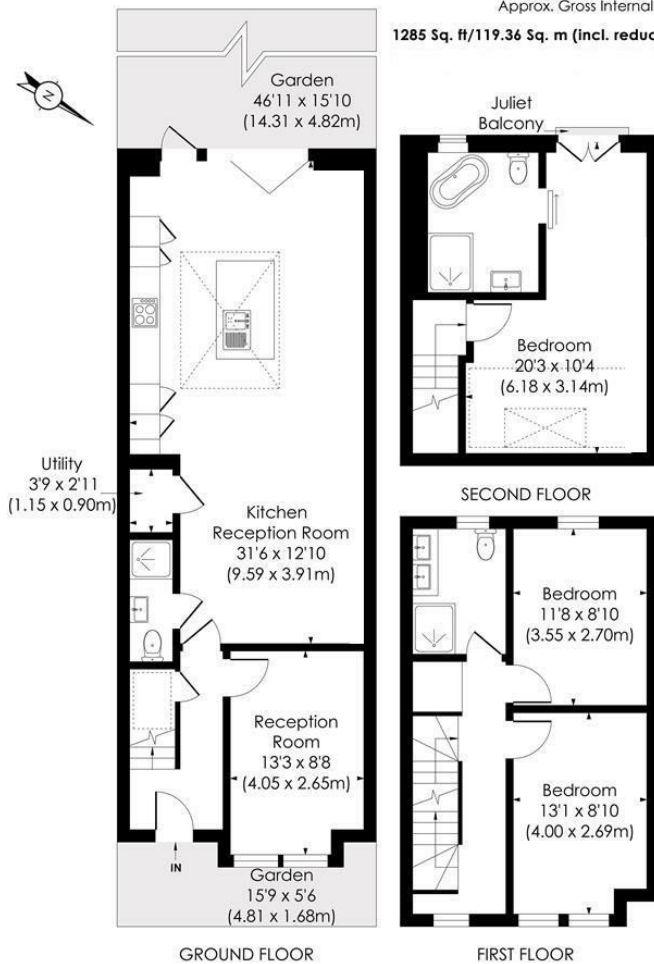
Offers Over £1,000,000 Freehold



This beautifully presented, chain-free home is located in a highly sought-after area close to the station & high street, offering an ideal blend of space, style and convenience. The property features three double bedrooms and three well-appointed bathrooms, making it perfectly suited to modern family living. The ground floor has been meticulously thought out and enhanced by an impressive 6-metre rear extension, creating a superb living and entertaining space. A stylish downstairs shower room & WC adds further practicality, while the high-quality finish throughout reflects the care and attention given to every detail. To the rear, a large west-facing garden provides an excellent outdoor retreat, enjoying plenty of afternoon and evening sunlight. With its prime location, thoughtful layout and immaculate presentation, this is a rare opportunity not to be missed.

DORIAN ROAD, SW20

Approx. Gross Internal Floor Area
1285 Sq. Ft/119.36 Sq. m (incl. reduced height)

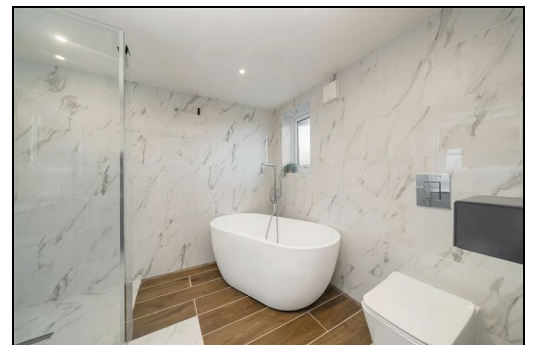


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PROPERTY MARKETING

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.

- Three double bedrooms
- Three bathrooms - One on each floor
- 6m rear extension with a pyramid skylight providing an abundance of natural light
- Large west-facing garden
- Beautifully appointed and meticulously thought out
- Close to the station and high street
- Sought-after location
- Chain free
- EPC rating - C
- Council tax band - D



Energy Efficiency Rating	
	Current
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	
EU Directive 2002/91/EC	
England & Wales	

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