

Dorien Road Raynes Park, SW20 8EJ

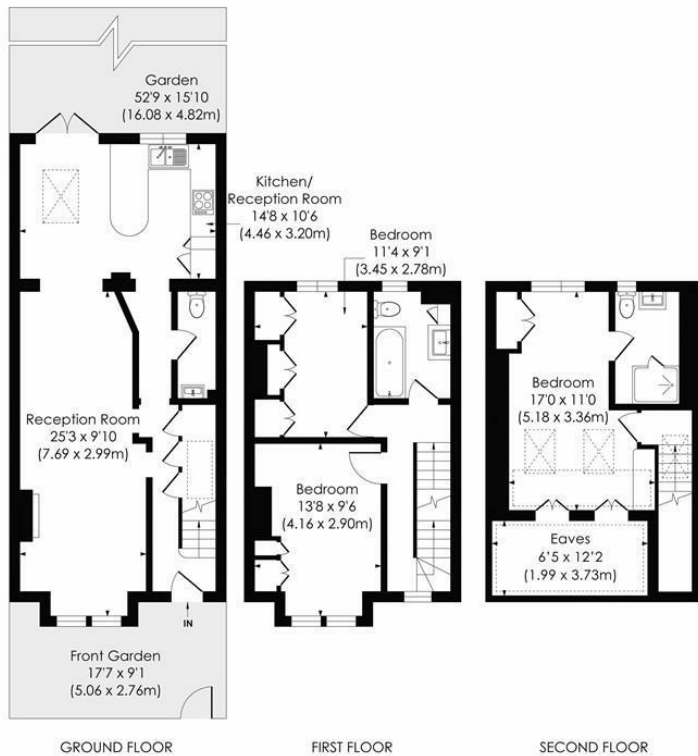
£950,000 Freehold



This is an attractive 1,254 sqft, brick-fronted, **THREE DOUBLE BEDROOM**, **TWO BATHROOM**, Edwardian, End of Terrace House that has a fantastic, larger than average rear garden with side access. It is perfectly located between both Raynes Park and Wimbledon Chase Station and Shops and close to a selection of well-regarded schools. This house has a fantastic flow with a gorgeous open plan reception/dining room that wraps around to the extended kitchen. There is a downstairs W.C. and the entrance hall has ample custom fitted built in storage. On the first floor there are two lovely double bedrooms with wardrobes, (one currently used as a guest room and one used as a large walk in wardrobe/dressing room) and there is also a modern family bathroom. On the extended top floor there is a really nice principal bedroom again with ample storage, good height ceilings and a modern en suite shower room.

DORIENT ROAD, SW20

Approx. Gross Internal Floor Area
1254 Sq. ft/116.49 Sq. m (Incl. RHH)
1133 Sq. ft/105.23 Sq. m (Excl. RHH)

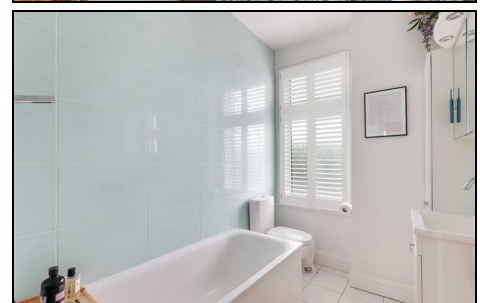
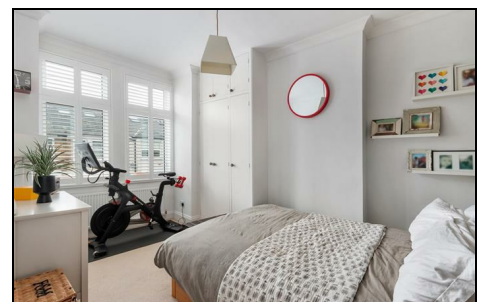


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Three Double Bedroom - Two Bathroom - 1,254 SQFT
- Attractive Edwardian End Of Terrace House
- Larger Than Average Rear Garden With Side Access
- 0.4 Miles to Raynes Park Station And High Street
- 0.5 Miles to Wimbledon Chase
- Superb Open Reception/Dining/Kitchen
- Gorgeous Principal Bedroom With En Suite
- Downstairs W.C And Under Stairs Storage
- EPC - D
- Council tax band - E



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A	G
79-91	35-50
B	F
69-78	29-34
C	E
55-68	23-28
D	D
39-54	17-22
E	C
29-38	11-16
F	B
13-28	5-10
G	A
1-12	1-4

80
59

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