



Pepys Road, London, SW20 8NL

£1,400,000 Freehold

## Introducing Pepys Road...

This beautifully presented four-bedroom family home boasts period features with contemporary living, offering elegant living space and style throughout. The curb appeal is striking and the house welcomes you with a beautiful double reception room at the front. Following this, the heart of the home is a well-designed and open-plan kitchen and dining area which is flooded with natural light and leads to the beautiful landscaped private rear garden. Upstairs, the spacious principal bedroom benefits from a modern en-suite, while three additional bedrooms and family bathroom provide ample accommodation for a growing family. Throughout the home, charming period details add character along with beautiful colour schemes. Further benefits include a second reception area, a modern family bathroom and off-street parking.





## Welcome to London...

The property is situated on a popular residential road close to Holland Gardens and Cottenham Park and is well placed for access into Raynes Park with its mainline station and selection of useful shops and businesses. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors.

- **Exceptional 4 bedroom period house**
- **2 bathrooms (one en-suite)**
- **Double reception room**
- **Open plan kitchen/dining room**
- **Cloakroom**
- **Landscaped garden**
- **Off-street parking**





# PEPYS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
(Including Eaves Storage)  
1682 SQ FT - 156.3 SQ M



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-B1)	B		
(B2-B6)	C		
(D1-D6)	D		
(E1-E6)	E		
(F1-F6)	F		
(G1-G6)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		83	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(B2 plus)	A		
(B1-B1)	B		
(B2-B6)	C		
(D1-D6)	D		
(E1-E6)	E		
(F1-F6)	F		
(G1-G6)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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