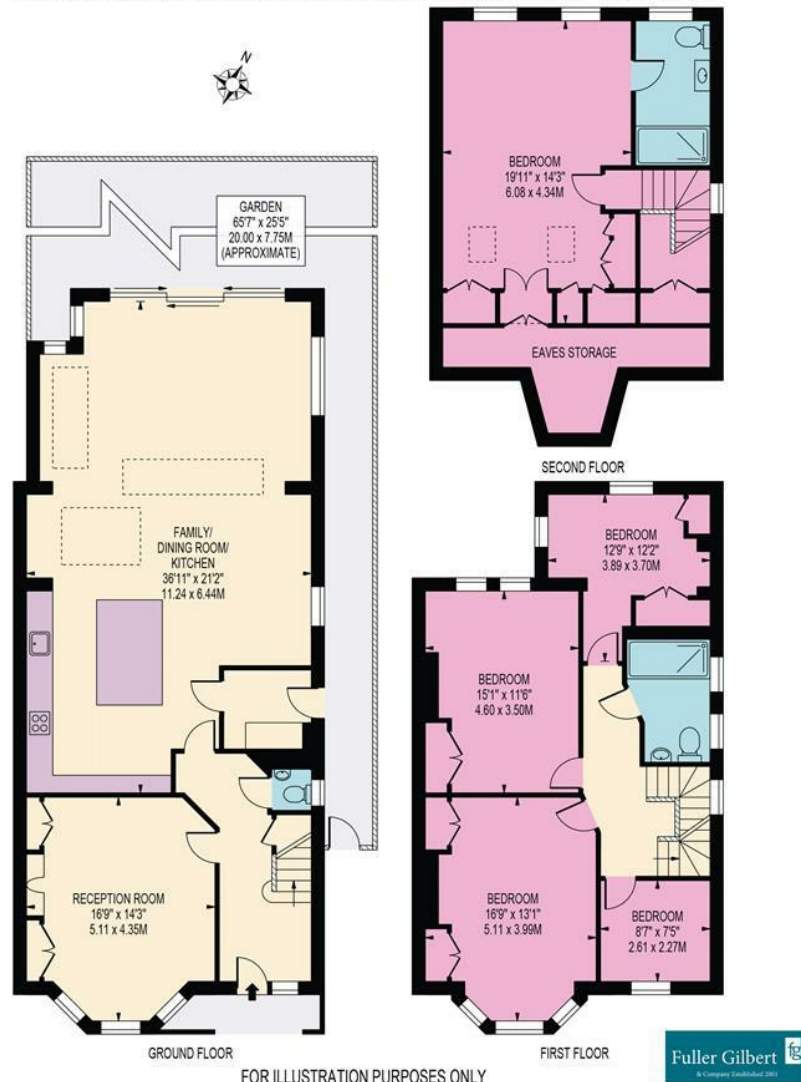


DUNMORE ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2364 SQ FT - 218.68 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 91 SQ FT - 8.50 SQ M



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.

Dunmore Road, West Wimbledon, SW20 8TN
Guide Price £2,000,000 Freehold



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for Sale

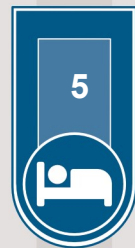
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Situated in a much favoured location on the slopes up to Wimbledon Common, with easy reach of Wimbledon Village, this period family home is conveniently positioned for access to excellent local shops, schools and parks being within walking distance of Raynes Park Mainline Station which offers quick and easy access to London Waterloo.



THE PROPERTY

Set on a generous plot within the highly sought-after Dunmore Road Conservation Area, this stunning five-bedroom semi-detached period property seamlessly blends timeless character with contemporary living. Impeccably modernised throughout to an exceptional standard, it offers expansive yet tranquil accommodation.

The ground floor has been thoughtfully extended to create a substantial open-plan space comprising a stylish kitchen, dining area, and family room with underfloor heating, and also features a utility room. Large sliding doors open onto a beautifully landscaped garden, flooding the space with natural light and offering an ideal setting for indoor-outdoor living. A spacious front reception room and a convenient downstairs WC complete the ground floor.

Upstairs, the first floor hosts four well-proportioned bedrooms and a modern family bathroom. The loft has been expertly converted to create a large principal bedroom suite, complete with a luxurious en-suite bathroom. The house further benefits from side access through the utility room.

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.