

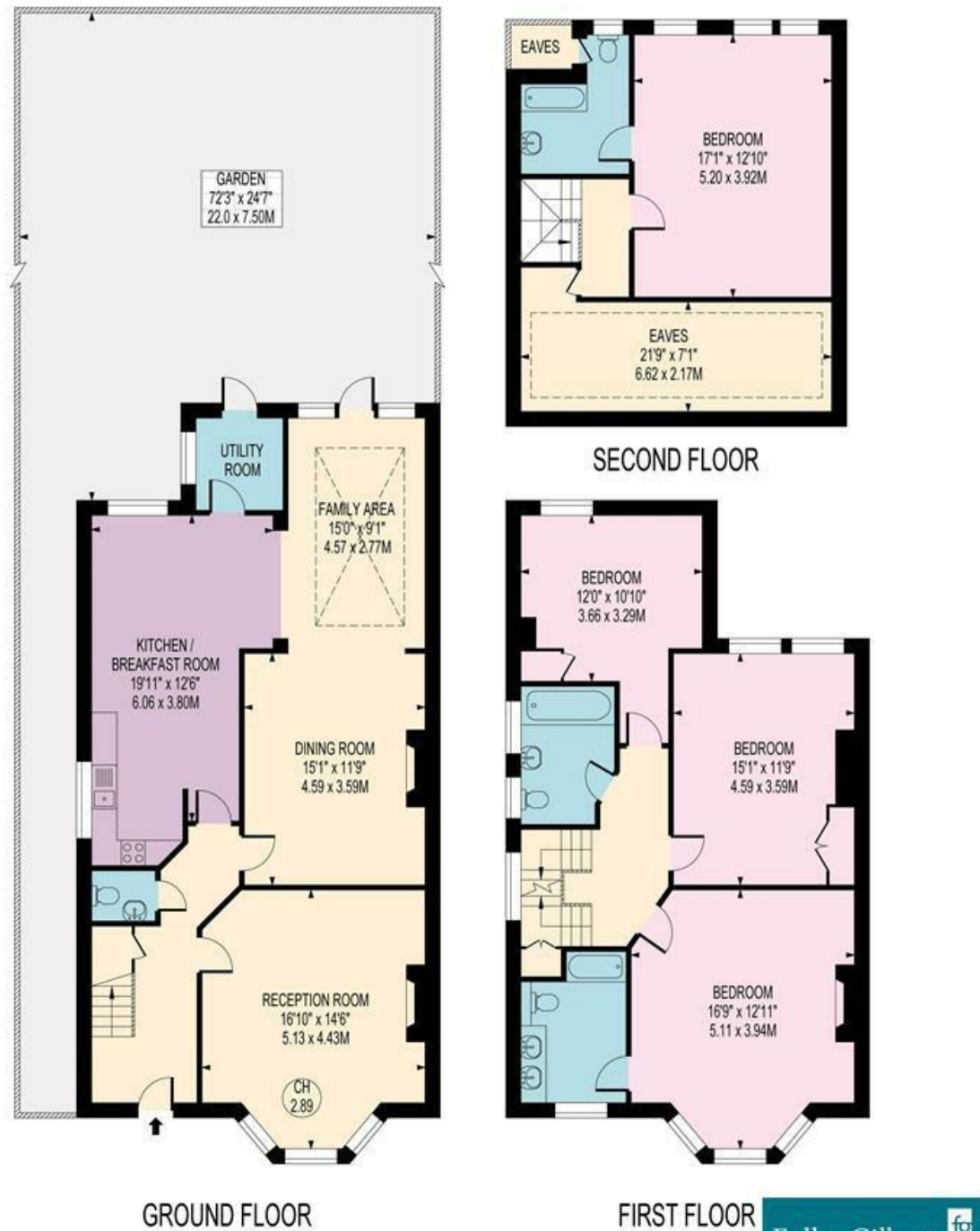
DUNMORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2028 SQ FT- 188.40 SQ M

(EXCLUDING EAVES)

EAVES AREA : 152 SQ FT- 14.10 SQ M

TOTAL AREA : 2180 SQ FT- 202.5 SQ M



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.



**38 Dunmore Road,
West Wimbledon, SW20 8TN**

Guide Price £1,695,000 Freehold

Nestled along one of West Wimbledon's most coveted streets, this charming four-bedroom semi-detached house presents an enticing opportunity for those seeking a blend of comfort and potential.

- Semi Detached Property
- Presents An Exciting Opportunity For Buyers To Add Value
- Four Bedrooms
- Dining Room
- Character Features
- Close Proximity To Excellent Schools, Parks, And Transportation Links
- Prime West Wimbledon Location
- Two Reception Rooms
- Dunmore Conservation Area
- Council Tax Band G

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.



Description

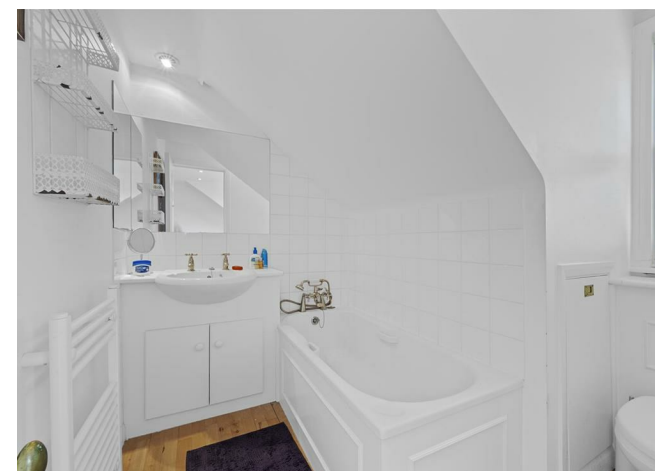
Spread across three floors, this home exudes a sense of space and possibility. Upon entry, you are greeted by a warm ambiance that invites you to make this space your own. The ground floor features a spacious living area, a well-equipped kitchen, a dining room, and a further second reception offering ample room for entertaining or relaxed family gatherings. Upstairs, four generously sized bedrooms await, each providing comfortable retreats for rest and relaxation. Natural light filters through the windows, enhancing the inviting atmosphere of each room.



Outside, a private garden provides a tranquil oasis where you can unwind amidst lush greenery or indulge in al fresco dining during the warmer months. The outdoor space offers opportunities for gardening enthusiasts or families seeking a safe and secure area for children to play.

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		48	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.