

## HUNTER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2112 SQ FT - 196.21 SQ M  
(INCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 122 SQ FT - 11.29 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.

Hunter Road, West Wimbledon, SW20 8NZ

Guide Price £2,100,000 Freehold



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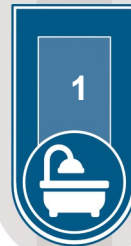
• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated on one of the most sought after residential roads in the area and is well placed for access into Raynes Park with its commuter 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, including Kings College School and Wimbledon High School. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.



THE PROPERTY

Situated in a desirable residential road in West Wimbledon, this attractive detached house provides a rare chance to acquire a spacious family home with enormous potential. The property currently offers five well-proportioned bedrooms, two reception rooms, and a separate kitchen, with a layout that lends itself perfectly to both family living and entertaining.

While the house requires full modernisation, its generous proportions and classic detached footprint create the ideal canvas for refurbishment. Many neighbouring homes have been extended and updated, showing the exciting possibilities this property offers to enhance and personalise.

The rear garden is a particular highlight – a pretty and private space with mature planting, providing the perfect backdrop for summer gatherings or quiet relaxation. To the front, there is valuable off-street parking and access to a garage, further enhancing practicality.

This is a wonderful opportunity to modernise and extend, both on the ground floor and into the loft (subject to planning permission), unlocking the full potential of this sizeable detached house.

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		61	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.