



## 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.

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.

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Guide Price £1,595,000 Freehold



for  
Sale

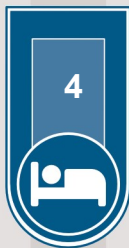
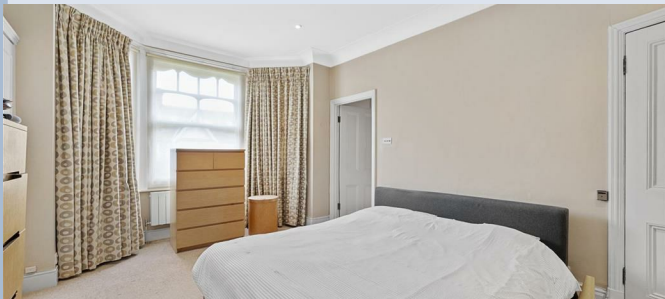
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## THE LOCATION

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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	48	77
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.