



Trewince Road, West Wimbledon, SW20 8RD

£1,275,000 Freehold

Introducing Trewince Road...

A Beautifully Extended 3-Bedroom Period Home in the Heart of the Lambton Conservation Area. Nestled on the sought-after Trewince Road, SW20, in the heart of the prestigious Lambton Conservation Area, this stunning end-of-terrace period home offers the perfect blend of classic charm and modern living.

There is a separate front reception room. The rear of the property has been extended to allow for an open planned kitchen/dining/living space with bi folding doors leading out to the westerly facing garden.

The first floor allows for two spacious double bedrooms and a bathroom, with the loft being converted to allow for a further bedroom accompanied with an ensuite.

The property is presented immaculately throughout.



Welcome to West Wimbledon...

Trewince Road is situated in the much sought-after Lambton Conservation Area and is well placed for access into Raynes Park with its commuter station, selection of useful shops, businesses and the Raynes Park Health Centre.

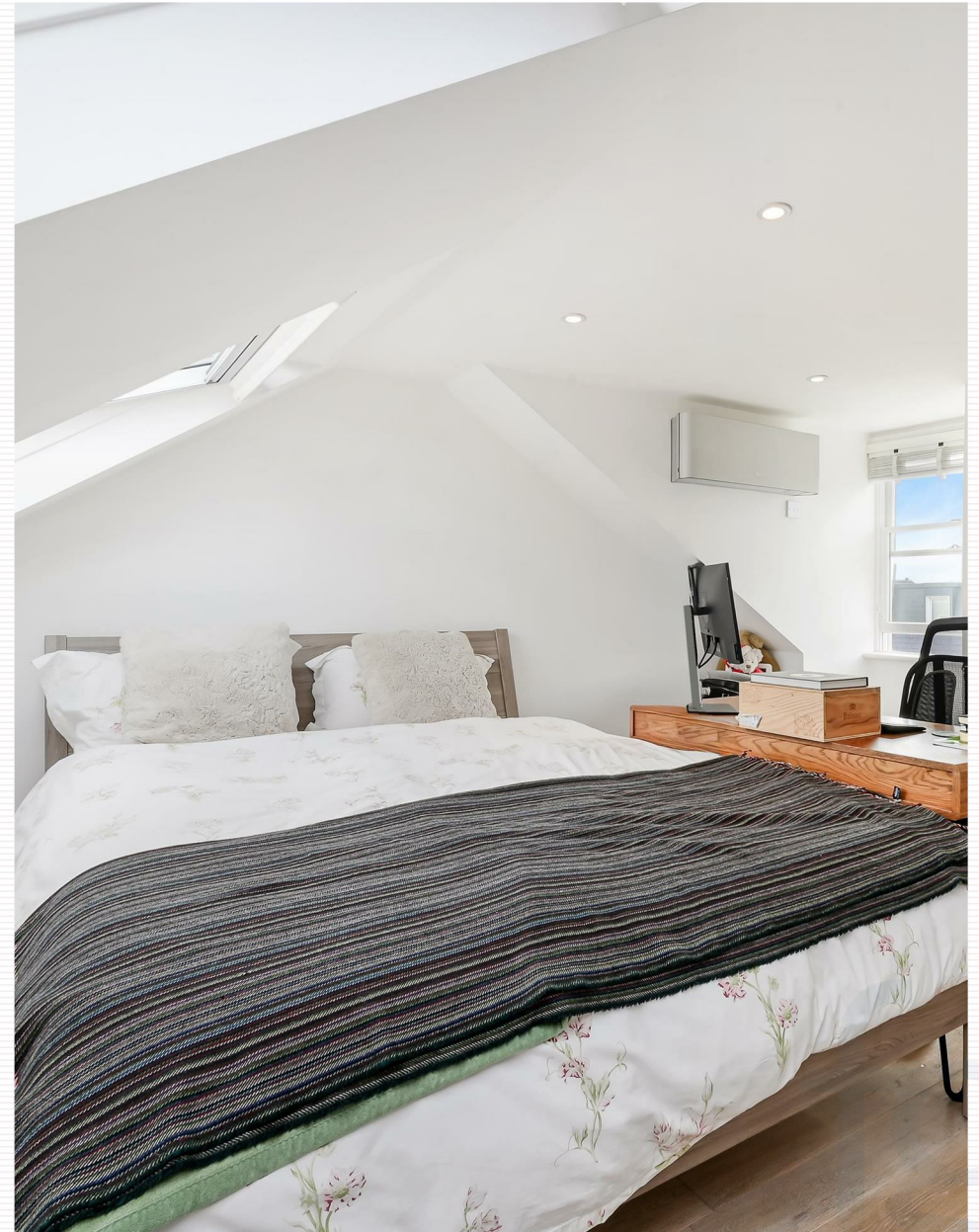
The area is also well regarded for its sporting and recreational facilities, as well as for its choice of schools in both the state and private sectors.

The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

- Beautiful Period End Of Terrace House
- Prime West Wimbledon Location
- Three Double Bedrooms
- Open Planned Kitchen/Dining
- Master Bedroom With Ensuite
- Two Bathrooms
- Two Reception Rooms
- Westerly Facing Garden
- Whole House Water Filtration System



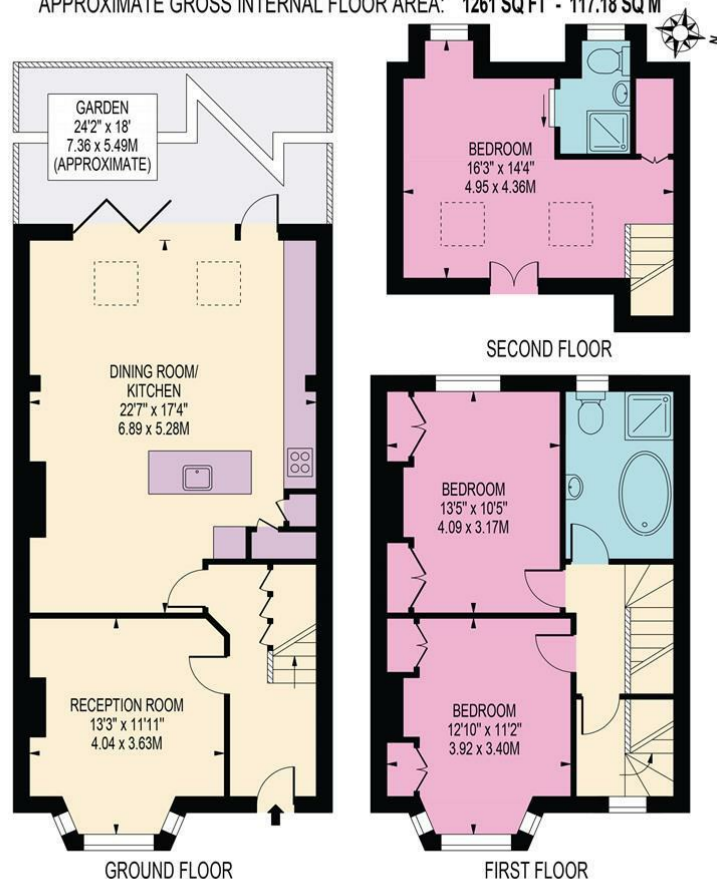
Trewince Road





TREWINE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1261 SQ FT - 117.18 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 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		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales EU Directive 2002/91/EC		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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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