



Trewince Road, West Wimbledon, SW20 8RD

£1,200,000 Freehold

Introducing Trewince Road...

A beautifully extended, well-presented, three-bedroom Victorian family home in a highly sought-after conservation setting. Offers a perfect blend of character (fireplaces, high ceilings, sash windows) and contemporary comfort with an open-plan layout, modern kitchen, quality fittings, and a sunlit west-facing garden. Superb location with excellent local amenities, schools, and transport links.

This property is beautifully presented throughout. The ground floor comprises a front reception room leading through into the rear reception with an open planned kitchen diner to the rear and bi folding doors leading out to the westerly facing garden. There is also a W/C.

On the first floor there are two double bedrooms and a family bathroom. The top floor has been extended to allow for a master bedroom with ensuite.



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 Style House
- Prime West Wimbledon Location
- Three Double Bedrooms
- Open Planned Kitchen/Dining
- Master Bedroom With Ensuite
- Two Bathrooms
- Two Reception Rooms
- Westerly Facing Garden



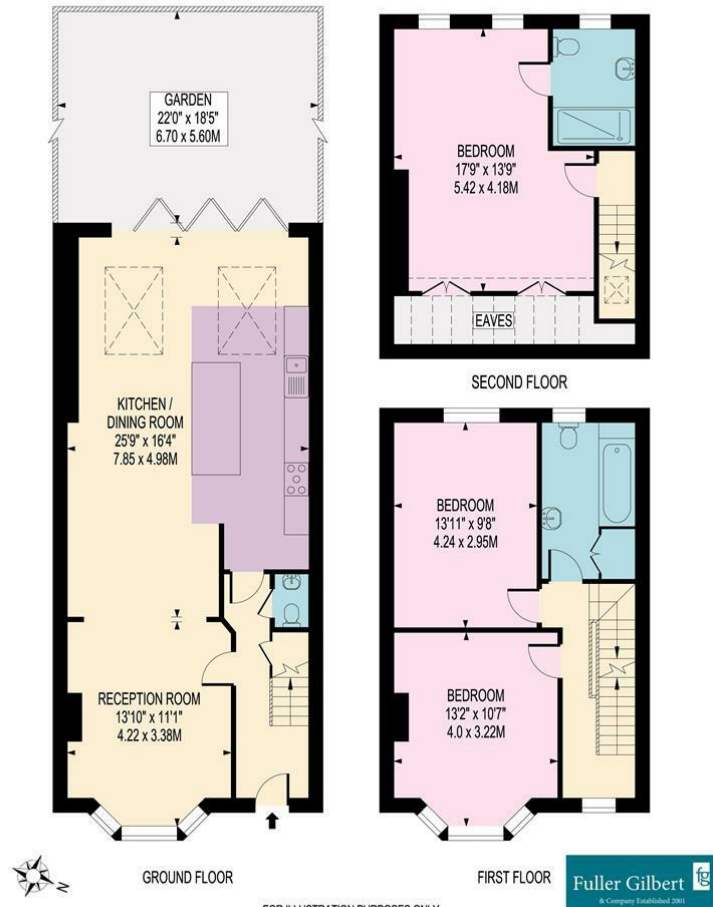
Trewince Road





TREWINE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1354 SQ FT - 125.80 SQ M
(EXCLUDING EAVES)
EAVES AREA : 48 SQ FT - 4.50 SQ M
TOTAL AREA : 1402 SQ FT - 130.30 SQ M



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.



Estate Agents
Valuers
Private office
Development Consultants
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Fuller Gilbert
& Company Est. 2001



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	