

## Kingswood Road Wimbledon, SW19 3ND

**£1,700,000 Freehold**

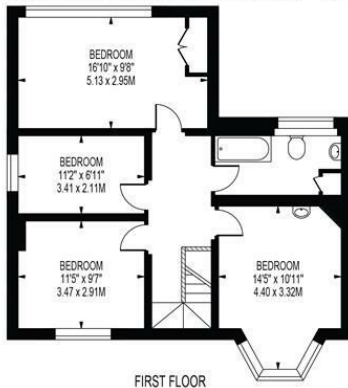


Nestled in the desirable Dundonald Park area of Wimbledon and offered with no onward chain, this charming four-bedroom detached house presents a unique opportunity for those seeking a project to make their own. Constructed in the distinctive "Arts and Crafts" style, this property exudes character and potential. Spanning a generous double width plot, the house boasts three spacious reception rooms, four well-proportioned bedrooms, two bathrooms and off-street parking, a rare find in this sought-after location. With its proximity to local amenities, delightful parks, excellent transport links, highly sought after schools, this property is perfectly situated for families and professionals alike.

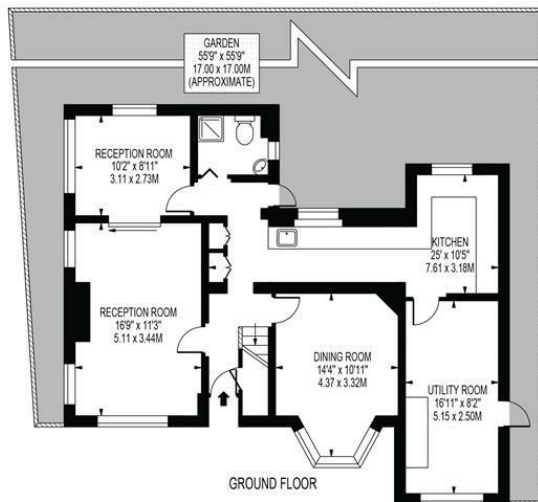


## KINGSWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1576 SQ FT - 146.41 SQ M



FIRST FLOOR



GROUND FLOOR

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.



- Dundonald Park Area Of Wimbledon
- Detached House
- Double Width Plot
- Four Bedrooms
- Excellent Extension Potential (STPP)
- Development Opportunity (STPP)
- Highly Sought After Local Schools
- Freehold
- EPC Rating - D
- Council Tax Band - G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>58</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			<b>58</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			<b>58</b>
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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