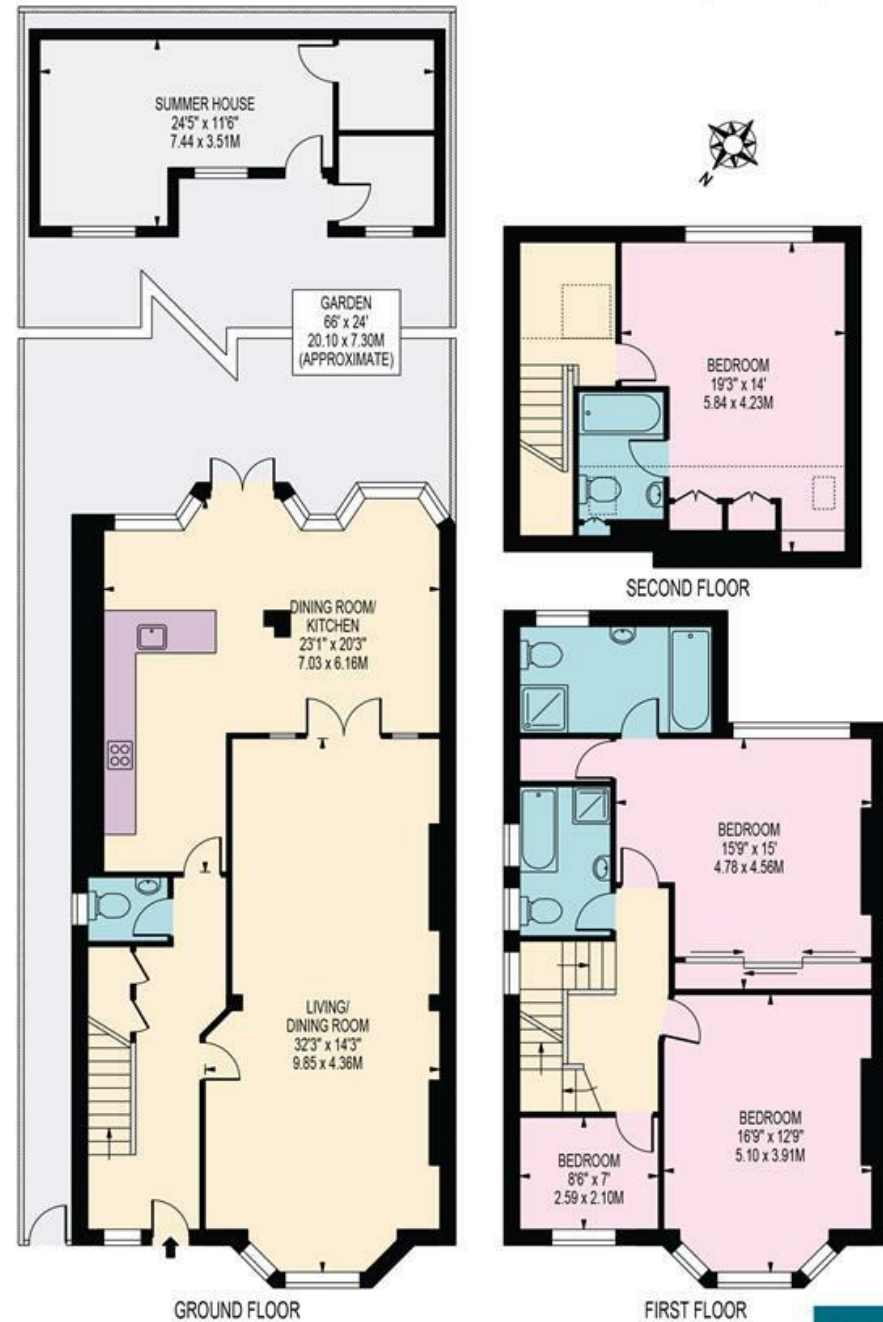


DUNMORE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2065 SQ FT - 191.84 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SUMMER HOUSE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 103 SQ FT - 9.56 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 248 SQ FT - 23.05 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.



**17 Dunmore Road,
West Wimbledon, SW20 8TN**

Guide Price £1,690,000 Freehold

A superb opportunity to acquire a substantial semi-detached property in the heart of West Wimbledon circa 2065 ft² arranged over three floors and comprising 4 bedrooms, 3 bathrooms with a large double reception room, kitchen/family/dining room and southerly aspect garden. * Council Tax Band G

- Four Bedrooms
- Prime West Wimbledon
- Southerly Facing Garden
- Great Potential For Modernisation Throughout
- High Ceilings and Abundant Character Features
- Three Bathrooms
- Semi-Detached
- Fully Extended Accommodation
- Downstairs W/C
- Dunmore Road Conservation Area

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 7581 0154

www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

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.



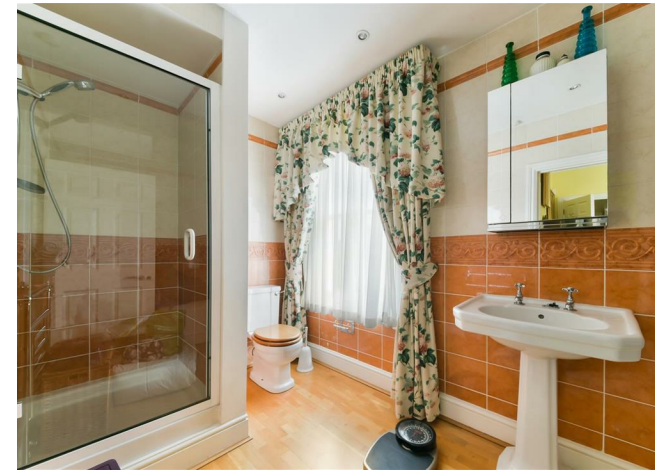
Description

This attractive semi detached house is full of character throughout. The entrance hall has a door leading into a large through reception and dining room with a grand feature fireplace and ceiling coving and rose. There is a fully integrated kitchen to the rear of the property in the extension, with eye and base level units and doors leading onto an attractive southerly facing rear garden. There is also the benefit of a downstairs w/c.

The first floor comprises a two large double bedrooms with the principle having a large en-suite. A family bathroom and a third bedroom accompanies these two bedrooms on this floor.

In the loft extension there is a further double bedroom with an en-suite along with eves storage.

The garden has the great benefit of being southerly facing.



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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.