

## DELAMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1345 SQ FT- 125.0 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.



19 Delamere Road,  
Wimbledon, SW20 8PS

**£999,000 Freehold**

Fuller Gilbert are delighted to offer for sale this superbly presented and spacious 3 double bedroom, 3 reception rooms, character house situated in this sought after and convenient location between Wimbledon and Raynes Park.

- Three Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Pretty Garden
- Modern Bathroom
- Sitting Room
- Conservatory
- Downstairs WC
- Excellent Location

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.

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



**Location**

The property is situated on a popular residential road, with Raynes Park Mainline Station and shops close at hand. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, with Kings College School, Wimbledon College, Wimbledon High School and Ursuline High School all being within easy reach.

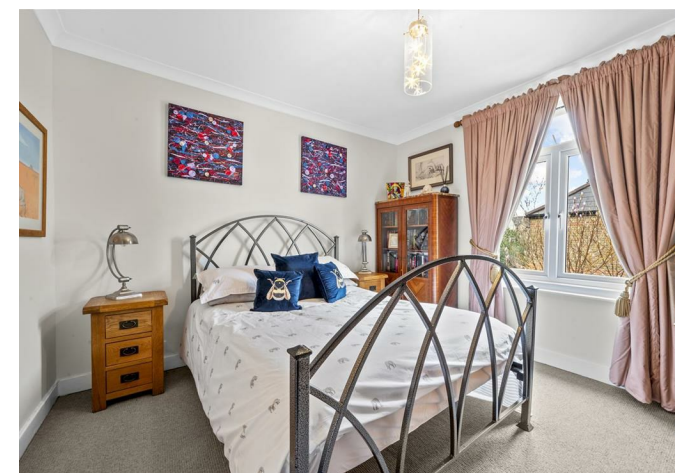


**Description**

This charming, 3 bedroom period property offers flexible and spacious accommodation arranged over two floors and a lovely, easily maintained garden. The property has potential to extend, subject to planning permissions etc.. Early viewing is advised!

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 49                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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   |  |                         | 77        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 40                      |           |
| (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.