

**Dupont Road
Raynes Park, SW20 8EH**

£1,100,000 Freehold



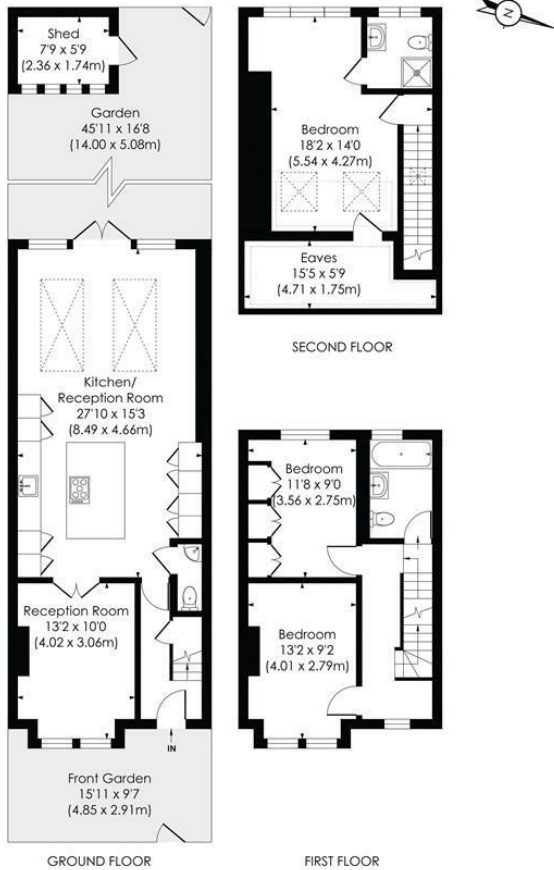
A truly exceptional **THREE BEDROOM, TWO BATHROOM** period terrace house, meticulously renovated to a high standard and positioned on a popular residential road. This beautifully presented home has Herringbone wood flooring, underfloor heating throughout and a West facing garden. The standout feature is the impressive, extra-large rear extension, creating a stunning open-plan living and dining space flooded with natural light, ideal for both everyday living and entertaining. There is also a separate reception room and a downstairs W.C. A rare one-off property, superbly located close to excellent schools and within easy reach of mainline transport links, making it ideal for families and commuters alike.

DUPONT ROAD, SW20

Approx. Gross Internal Floor Area

1358 Sq. ft/126.16 Sq. m (Incl. RHH)

1226 Sq. ft/113.91 Sq. m (Excl. RHH)

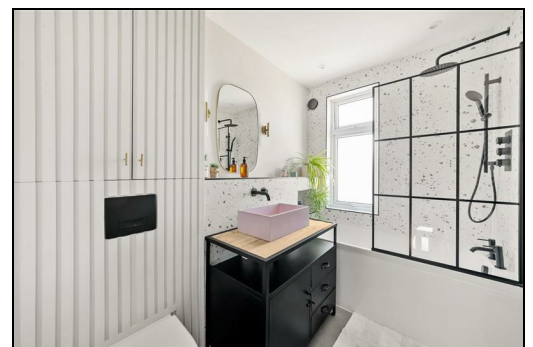
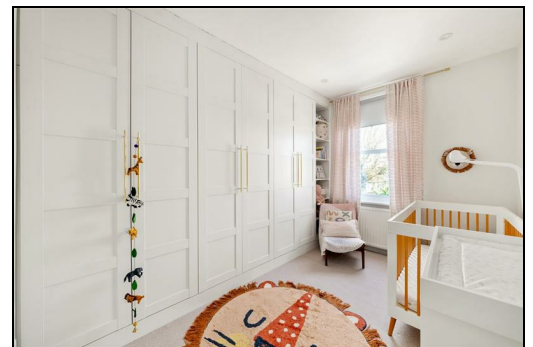


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom - Two Bathroom
- Open Plan Living & Dining Space
- Large Rear Extension
- Herringbone Wood Flooring
- Underfloor Heating
- West Facing Garden
- Close To Wimbledon Chase Station & Shops
- Close To Raynes Park Station & Shops
- EPC - D
- Council Tax Band - E



Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

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