



# 100 DUPONT ROAD

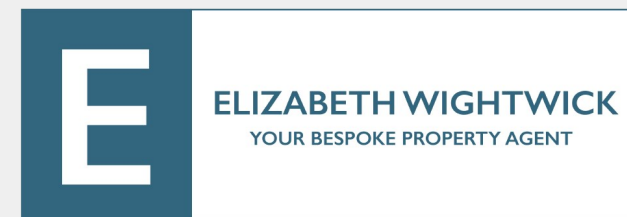
LONDON, SW20 8EQ

£895,000  
FREEHOLD

Situated within the highly desirable Raynes Park area, this beautifully arranged three-storey home offers generous living space, modern family practicality and a wonderful balance of indoor and outdoor living.

Upon entering, the welcoming front door opens into an inviting entrance hallway, setting the tone for the spacious accommodation throughout. To the front of the property is an elegant and generously proportioned reception room, ideal for both relaxed family living and entertaining guests. Also accessed from the hallway is a highly practical utility room, thoughtfully designed to keep everyday living effortlessly organised.

The heart of the home lies at the rear, where an impressive kitchen and dining area provides a bright and sociable space perfect for modern lifestyles. Designed for both cooking and entertaining,



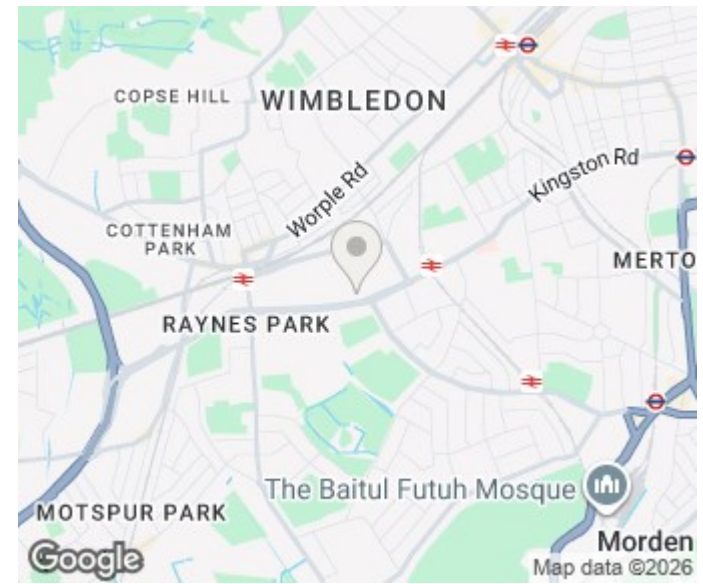
## DUPONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1202 SQ FT - 111.70 SQ M  
(EXCLUDING EAVES)  
EAVES AREA: 55 SQ FT - 5.10 SQ M  
TOTAL AREA: 1257 SQ FT - 116.80 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.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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