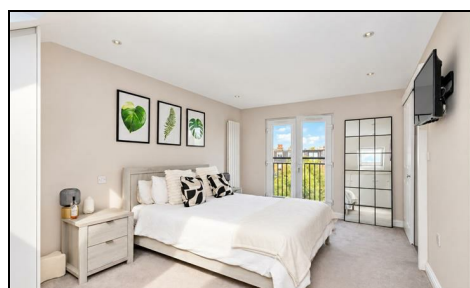


**Dorien Road
Raynes Park, SW20 8EJ**

£1,050,000 Freehold



This exceptional 1,265 sq ft three double bedroom, two bathroom, brick-fronted Edwardian end-of-terrace house benefits from a stunning 4.5m rear extension creating a superb kitchen/family room. Ideally positioned along the middle section of Dorien Road, the property is just moments from both Raynes Park and Wimbledon Chase Stations, as well as the local shops and amenities.

DORIEN ROAD, SW20

Approx. Gross Internal Floor Area

1265 Sq. ft/117.49 Sq. m (Including Reduced Height)
1216 Sq. ft/112.97 Sq. m (Excluding Reduced Height)



pixangle
PROPERTY MARKETING

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.

- 1,265 sq ft - Three double bedroom - Two bathroom
- Brick-fronted, Edwardian, End of terrace Apostle house
- Good size rear garden with patio, shed and side access
- Stunning 4.5m rear extension creating a superb open-plan kitchen/family room
- Superb master bedroom with storage, Juliet balcony and en-suite shower room
- Close to Wimbledon Chase and Raynes Park Station and shops
- Downstairs W.C and understairs storage
- Beautifully presented throughout
- EPC - C
- Council tax band - D



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) 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	
EU Directive 2002/91/EC	
England & Wales	

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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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