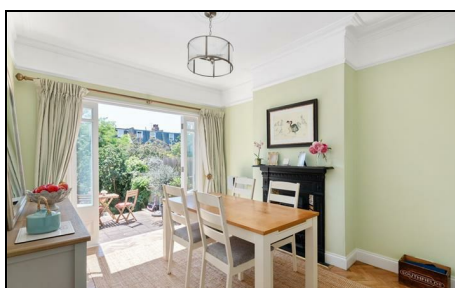


**Kenwyn Road
West Wimbledon, SW20 8TR**

Offers In Excess Of £1,175,000 Freehold



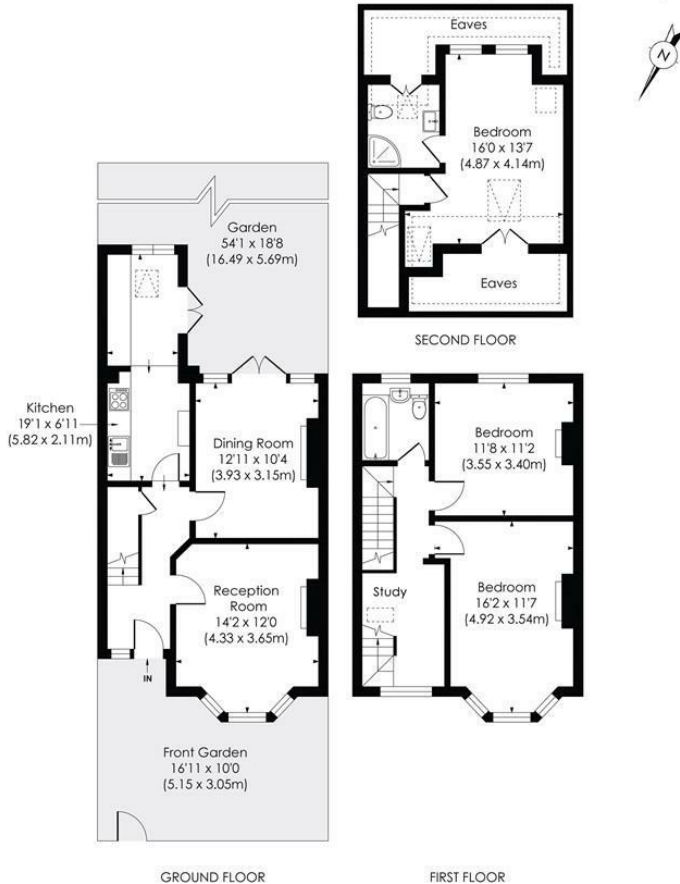
This attractive three double-bedroom, two-bathroom Victorian terrace house is situated in the highly sought-after Lambton Conservation Area, just 0.2 miles from Hollymount Primary School and 0.3 miles from Raynes Park Station and the High Street. Beautifully presented throughout combining period charm with a modern finish. There is a spacious front reception room featuring an ornate fireplace and decorative coving. A separate formal dining room, also with a feature fireplace, benefits from double doors opening directly onto the secluded South-facing private rear garden. To the rear there is also an extended modern kitchen fitted with a range of integrated appliances and provides ample storage and workspace. The first floor comprises two generous double bedrooms, both retaining attractive feature fireplaces, together with a modern family bathroom and a useful study area, ideal for home working. A loft conversion has created an impressive master bedroom on the top floor, enjoying beautiful views, useful eaves storage, and a stylish en suite shower room. **NO ONWARD CHAIN.**

KENWYN ROAD, SW20

Approx. Gross Internal Floor Area

1393 Sq. ft/129.42 Sq. m (Including Reduced Height)

1179 Sq. ft/109.56 Sq. m (Excluding Reduced Height)

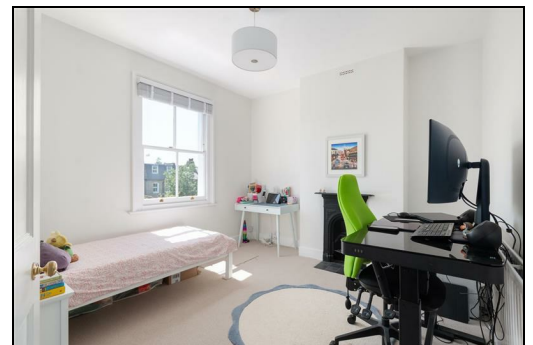


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PROPERTY MARKETING

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.

- 1,393 sqft - Three Double Bedroom - Two Bathroom
- Attractive Edwardian Terrace House
- Pretty South-Facing Garden
- 0.2 Miles To Hollymount Primary School
- 0.3 Miles To Raynes Park High Street And Station
- Desirable Tree-Lined Road In The Lambton Conservation Area
- Spacious Principal Bedroom With En Suite
- No Onward Chain
- EPC - D
- Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
65	82
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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