

Durham Road, West Wimbledon, SW20



Price £1,599,995 Freehold

Substantial five bedroom period semi-detached family residence featuring a spectacular kitchen/diner/family room, separate utility room, downstairs WC, large bay fronted reception room, five bedrooms, two bath/shower rooms enjoying a mature 67ft ft west facing rear garden with additional garage and driveway having separate access from Cambridge Road as well as ample off road parking to front situated in this desirable location close to local parks and Raynes Park centre & station. EPC:D

- Spacious Entrance Hall • Large Bay Fronted Reception Room • Downstairs WC • Fabulous Kitchen/Diner/Family Room • Quality Shaker Style Kitchen With Integrated Appliances • Separate Utility Room • Five Bedrooms • Two Bath/Shower Rooms • Garage & Driveway With Separate Access From Cambridge Road • Front Driveway With Ample Off Road Parking • Potential To Create Annexe Accommodation/Garden Room (Subject To Relevant Consents) • Close To Raynes Park Station, Centre & Amenities • Cottenham Park & Holland Gardens Close By • Hollymount School Close By • Located Between Wimbledon Common & Raynes Park Centre

The accommodation with approximate dimensions comprises:

Entrance Porch:

Tiled floor, double door and further glazing, door to;

Entrance Hall:

Wooden flooring, radiator, dado rail, stained glass window and door to front, under stairs storage, decorative ceiling.

Reception Room:

Large bay window to front, large sash bay window to front, radiator under, wood flooring, period fire place with cast iron fire and wooden surround and mantel, built in cupboards to alcove, shelving over, ceiling cornicing.

Downstairs WC:

Low level WC, pedestal wash hand basin, taps over, wooden floor, period style radiator.

Kitchen:

Range of eye and base level units, shaker style kitchen with granite worktops, double butler style sink with mixer taps over, cupboards under, window over, large sash window to side, bi-folding doors to garden, two Velux windows in extension roof, larder style cupboard, built in oven and grill, hand drawers, range of pan drawers, built in dishwasher, built in bin store, central island unit with a range of drawers and cupboards including decorative basket drawers and breakfast bar, wooden flooring, fireplace with tiled hearth, radiator x4, spotlights.

Utility Cupboard:

Space and plumbing for washing machine, shelving and open kitchen cabinet providing further shelving, boiler, wood flooring.

Garden:

Large decked area, large lawn, shrubs and planted borders, gate leading to driveway and garage, door to garage.

Stairs To First Floor Landing:

Radiator.

Bedroom Three:

Double glazed twin sash windows to rear, radiator under.

Bedroom Two:

Large bay window to front, radiator, picture rail, doorway to;

Bedroom Five:

Double glazed oriel style window to front with recessed shelf, radiator, spotlights, door to bedroom two.

Bathroom:

Low level WC, pedestal wash hand basin, taps over, panel enclosed bath with mixer tap, integrated shower system over with wall mounted controls, frosted sash window to side, further small frosted window, tiled floor, tiled splashback.

Bedroom Four:

Double glazed sash window to rear, radiator under, spotlights.

Stairs To Top Floor Landing:

Velux window over.

Bedroom One:

2x Velux windows, further window to rear, spotlights, radiator x2, eaves storage, built in cupboards, further storage cupboards.

En-Suite Shower Room:

Corner shower, pedestal wash hand basin taps over, low level WC, towel rail, shower with integrated system, wall mounted controls, fixed ceiling shower head, tiled floor and walls.

RPO/02/DA/16



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Offices at:

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WIMBLEDON BROADWAY
020 8542 6600

SURBITON
020 8390 6565

RAYNES PARK
020 8946 3000

NEW MALDEN
020 8949 5856

THAMES DITTON
020 8398 2500

Although every care has been taken in the preparation of these particulars, they do not constitute or form part of any contract and should not be used as such by any prospective purchasers. Measurements, descriptions and plans are for guidance and identification purposes only. The services, systems and appliances listed in these particulars have not been tested by the agents.



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Durham Road

Approximate Gross Internal Area
(Excluding Eaves Storage)

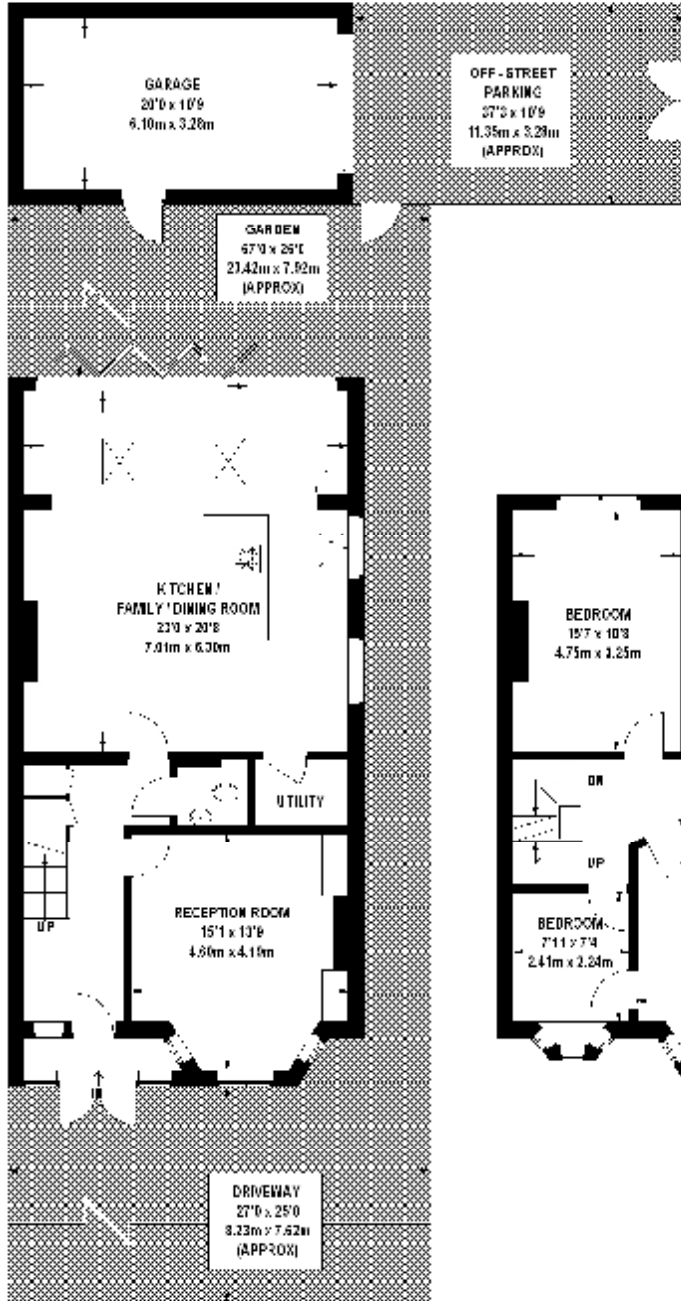
Ground Floor = 83.8 sq m / 902 sq ft

First Floor = 66.3 sq m / 703 sq ft

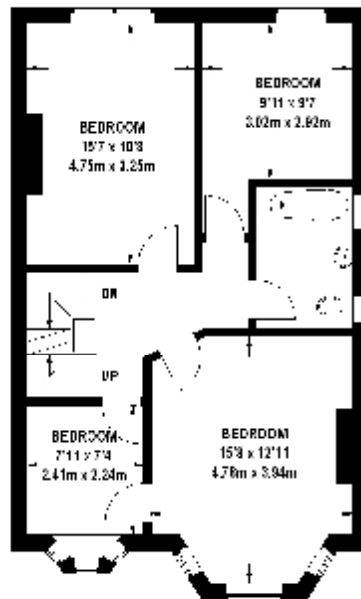
Second Floor = 34.8 sq m / 374 sq ft

Garage = 20.6 sq m / 222 sq ft

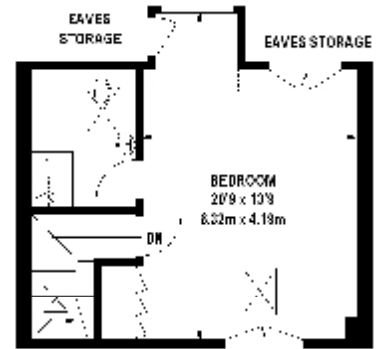
Total = 204.6 sq m / 2201 sq ft



= Reduced headroom
below 1.5 m / 5'0



First Floor



Second Floor

Ground Floor

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