

FOLKLANDS



DUNDONALD ROAD, WIMBLEDON
GUIDE PRICE £1,200,000

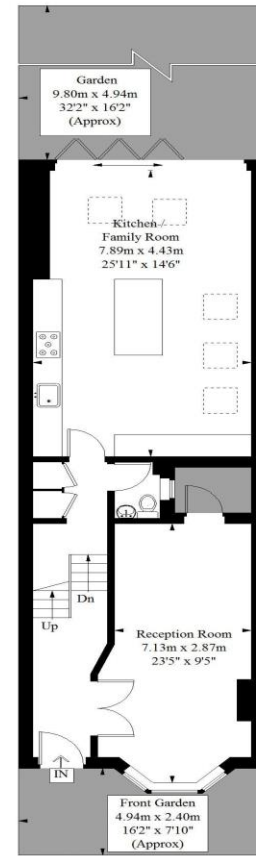




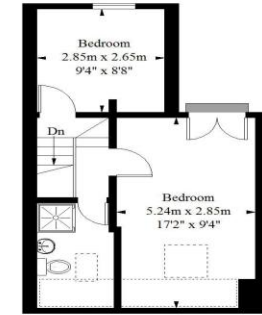


Dundonald Road, Wimbledon, SW19 3QH

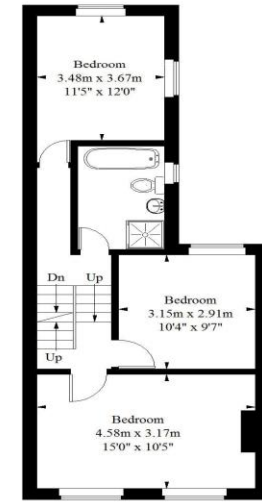
Approximate Gross Internal Area
147 sq m / 1583 sq ft



Ground Floor
71.4 sq m / 769 sq ft



Second Floor
(Excluding Reduced Headroom)
28.8 sq m / 310 sq ft



First Floor
46.8 sq m / 504 sq ft

= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2016 (ID 290820)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

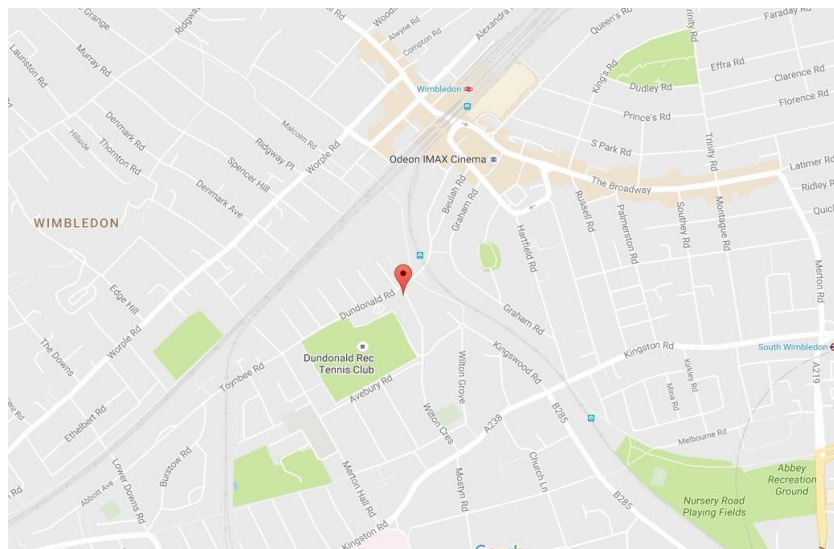
- ❖ EPC EER C
- ❖ NO ONWARD CHAIN
- ❖ LESS THAN 100M TO DUNDONALD PRIMARY SCHOOL
- ❖ 0.3 MILES FROM WIMBLEDON STATION
- ❖ MOMENTS FROM DUNDONALD PARK
- ❖ SOUTHERLY FACING REAR GARDEN
- ❖ FULLY REFURBISHED THROUGHOUT
- ❖ END OF TERRACE
- ❖ FULLY EXTENDED WITH BI-FOLDING DOORS
- ❖ A SHORT WALK TO THE TOWN CENTRE AMENITIES

A superbly presented five bedroom end of terrace house conveniently situated moments from Wimbledon town centre, 0.3 miles from the Mainline train & District line tube station and less than 100m from the Outstanding rated (Ofsted) Dundonald Primary School.

This newly refurbished property is offered to the market with no onward chain, benefits from in excess of 1550 SQFT of floor space, a landscaped Southerly facing rear garden, a down stairs WC and a beautiful fully extended kitchen/ family room with bi-folding doors.

The accommodation comprises five double bedrooms, a stylish four piece family bathroom suite with separate shower cubicle, a further shower room on the top floor, a double bay fronted lounge/ dining room with feature fire place, a down stairs WC, utility cupboard and a contemporary extended kitchen/ family room with built in appliances, breakfast bar and bi-folding doors leading onto the patio & lawn.

Furthermore, this property sits a short distance from the local tram stop, the open green spaces of Dundonald recreational grounds and is only a few minutes away from a number of large supermarkets. In our opinion this property would make a wonderful family home and an early appointment to view is recommended.



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 276 over 3 years	
Heating	£ 2,145 over 3 years	£ 1,746 over 3 years	
Hot Water	£ 315 over 3 years	£ 315 over 3 years	
Totals	£ 2,736	£ 2,337	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
	Current	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		
	72	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 399	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 831	

THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.