



DAWNAY ROAD, LONDON, SW18

Carter Jonas

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This immaculately presented, three-bedroom end of terrace house in Earlsfield, combines stylish open plan living and entertaining space with an impressive c. 49ft private garden.

A bright reception room flows through to the fantastic open plan kitchen/diner/living room at the back of the house, which leads directly onto the garden. The kitchen is finished to a high standard throughout, benefitting from integrated oven, dishwasher, and fridge/freezer, kitchen island and wood laminate flooring. There is a guest W.C. on the ground floor.

Upstairs, there are 3-bedrooms and a smart contemporary bathroom with shower plus a large loft. There is the potential to extend into the loft space, subject to the necessary planning consents.

Dawnay Road runs from Swaby Road to Burntwood Lane, close to the popular Earlsfield schools and is conveniently placed for the transport facilities of Earlsfield Mainline Station and the shops, wine bars and restaurants of Garratt Lane. Wandsworth Common and Bellevue Road are also within walking distance. Admissions to Earlsfield Primary School, Beatrix Potter Primary Schools and Burntwood Academy, subject to catchment and admissions criteria.

Material Information: Please contact Agent.

AMENITIES

- Three-bedroom
- Open plan kitchen/dining/family room
- Reception room
- Contemporary bathroom
- Private garden with sun deck
- Semi- detached
- Freehold house
- Proximity to Earlsfield schools

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C





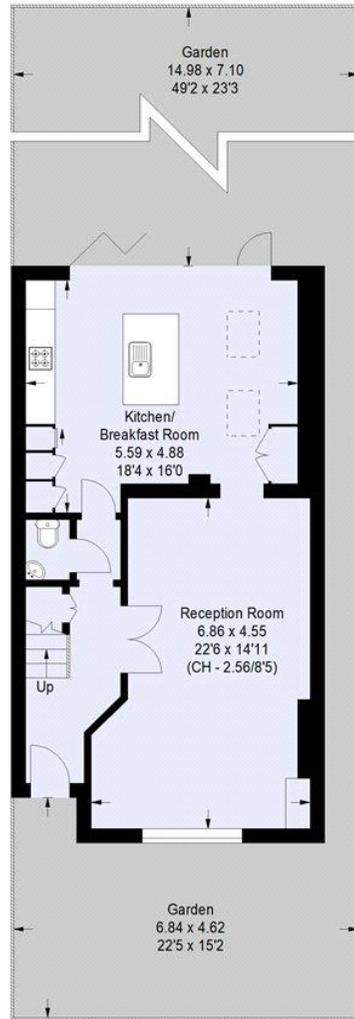
Classification L2 - Business Data



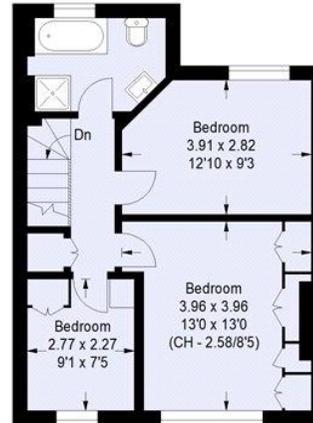
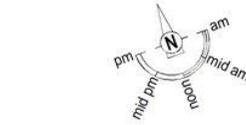
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Approximate Floor Area = 108.60 sq m / 1169 sq ft



Ground Floor
64.57 sq m / 695 sq ft



First Floor
44.03 sq m / 474 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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