

# Dryburgh Road

LONDON SW15



savills







# DRYBURGH ROAD

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A wonderful, period, semi-detached family home, with beautiful gardens and off-street parking.

This substantial house has been modernised to an exacting standard, whilst retaining its period charm and, with over 4,500 sq ft of accommodation, it is perfectly suited to meet the needs of a growing family.

Of particular note, is the superb kitchen/breakfast/family room, which forms the hub of the house and has direct access to the garden. From the kitchen there is a formal dining room and also a useful study.

The lower ground floor comprises a huge games room and an excellent cinema room, perfect for family entertainment.

Over the upper two floors there are 7 bedrooms and a playroom. The principal bedroom is arranged across the back of the house, with lovely views over the garden. There is an en suite bathroom which in turn leads into the dressing room.

The garden extends to 75 ft and has been beautifully landscaped to include a terrace for alfresco dining and a wonderful lawn, with play area and bordering mature trees and shrubs.

### Accommodation

Reception hall, reception room, dining room, study, games room, cinema room, playroom, kitchen/breakfast/family room, principal bedroom with en suite bathroom and dressing room, guest bedroom with en suite shower room, 5 further bedrooms, shower room, family bathroom, separate w.c, utility room, boiler room, garden, off-street parking.

Price On Application Freehold

London Borough of Wandsworth







Viewing: Strictly by appointment with Savills

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Photographs taken in 2012

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	69   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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