



**PETRAS  
PROPERTY**



## **16 Dawlish Avenue, London, SW18 4RW**

### **Asking price £1,160,000**

A beautifully finished family house ideally positioned within the priority catchment area for the sought after Wimbledon Park Primary school and close to Earlsfield Station. The house has been much loved and tastefully refurbished by the current owners, and would suit a growing family perfectly.

It offers a great kitchen/dining space leading onto the garden with the advantage of a separate front reception room. Also, on the ground floor is a useful utility room/cloakroom. There are three bedrooms and a family bathroom on the first floor and the house has been extended into the loft to add a double bedroom and shower room en-suite with storage in the eaves.

The property also benefits from a fantastic detached garage in the garden which has been partially converted into a bedroom with ensuite shower room, perfect for an au pair/home office or airbnb as the current owners did (it has it's own private access). The remainder of the garage is currently being used for storage but has car access from the rear.

Dawlish Avenue is a quiet cul-de-sac situated between Garratt Lane and Merton Road. The property is approx. 0.3 miles from Earlsfield train station and Wimbledon Park Primary School and 0.7 miles to Wimbledon Park tube. The house is ideally situated for all of the shops, bars, restaurants and other amenities on Garratt Lane as well as the green open spaces and facilities in both Wimbledon Park and King George's Park.

This house is offered to the market with no onward chain.

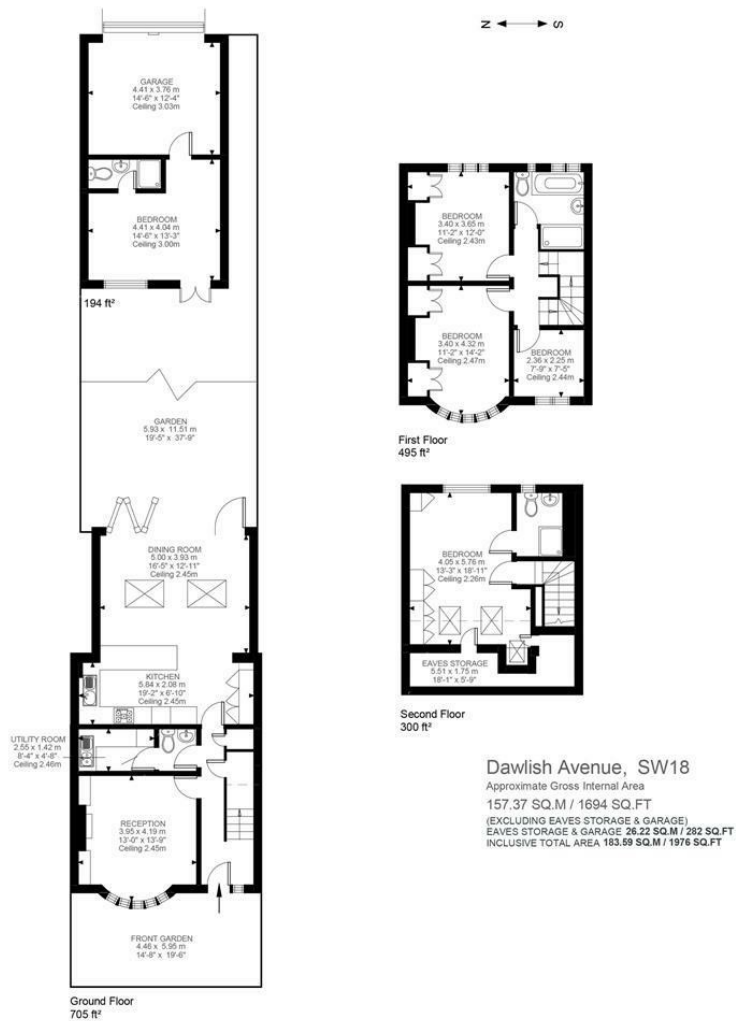


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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