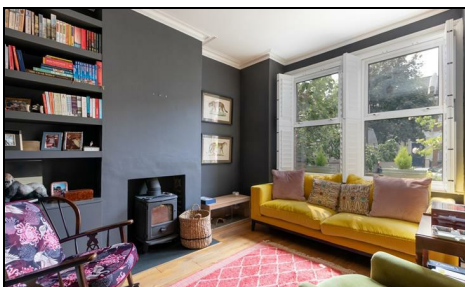


Effra Road Wimbledon, SW19 8PS

£1,150,000 Freehold



VIEWINGS COMMENCE FROM SATURDAY 8th JULY 2023.

A truly stunning example of a four bedroom, two bathroom, Victorian family home which has been tastefully designed and extended with a rare 68' landscaped rear garden. Positioned on Effra Road close to Holy Trinity School in the sought after South Park Gardens area of Wimbledon town this family home has a specification which is not to be missed. Offering a balance of style and character, there is a large open plan kitchen/living area with bi-folding doors opening onto the landscaped garden, which leads down to a modern garden studio with heating and storage and a additional shed A separate lounge with log burner, a modern W/C, three good sized bedrooms with a loft converted bedroom with en-suite and a newly fitted family bathroom. An early viewing is highly recommended to avoid disappointment, being sold **CHAIN FREE**.

EFFRA ROAD, SW19

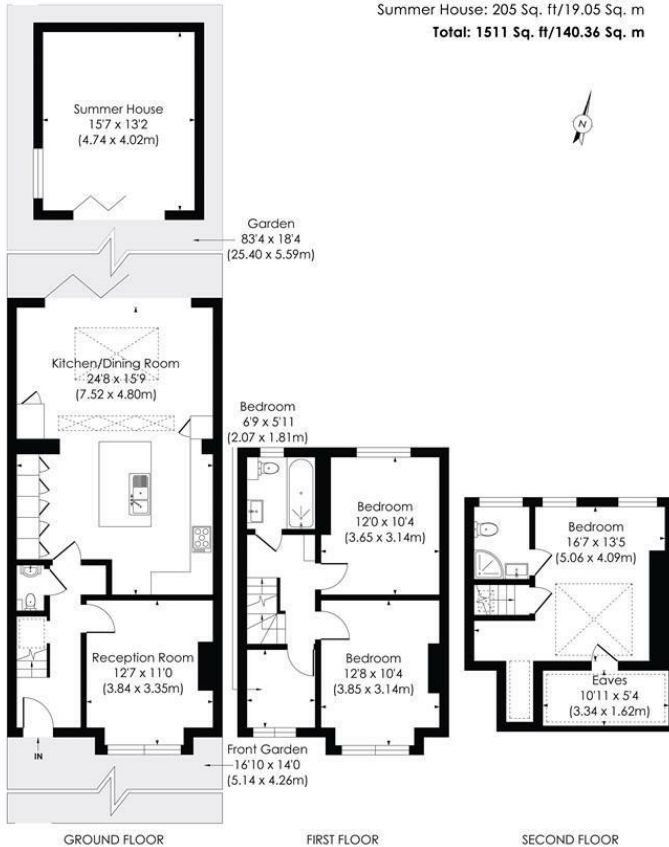
Approx. Gross Internal Floor Area

House: 1306 Sq. ft/121.31 Sq. m

(Including Eaves)

Summer House: 205 Sq. ft/19.05 Sq. m

Total: 1511 Sq. ft/140.36 Sq. m



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		
England & Wales		EU Directive 2002/91/EC

- Victorian Family Home
- Stunning Condition Throughout
- Four Bedrooms
- 68' Landscaped Rear Garden
- Open-Plan Kitchen/Diner
- Lounge with Log Burner
- Garden Room/Studio
- Close to Holy Trinity School & Transport
- Council Tax Band F
- EPC Rating TBC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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