

## Clarence Road Wimbledon, SW19 8QF

£1,200,000 Freehold



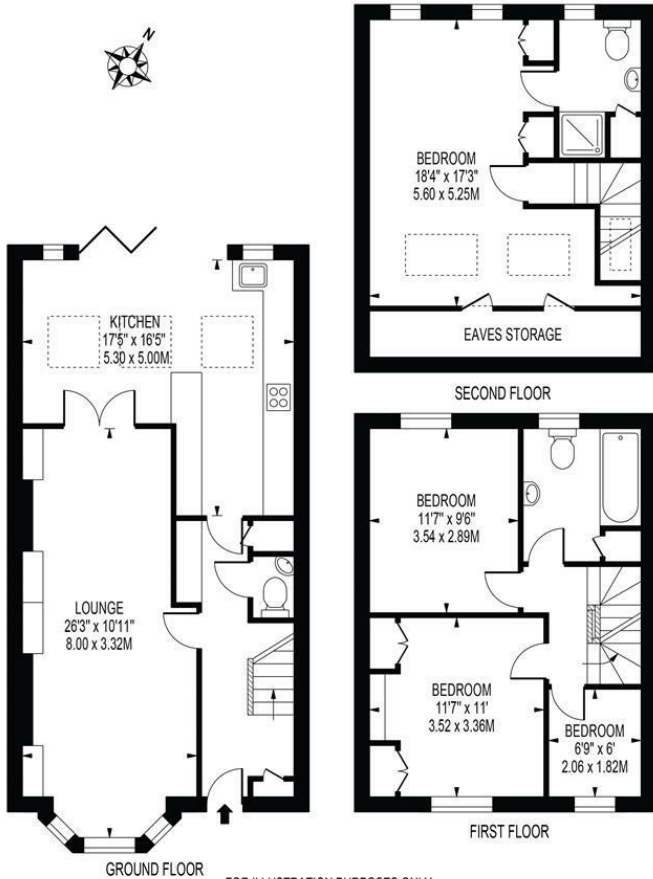
A charming Victorian four-bedroom terraced house, boasting over 1,400 sq. ft. of living space, occupies a highly desirable position at the top of Clarence Road within the sought-after South Park Gardens area of Wimbledon. Ideally located, it offers convenient access to the Town Centre as well as the Ofsted-rated 'Outstanding' Holy Trinity School. The property comprises four bedrooms, two bathrooms, a generously proportioned separate reception room, and an open-plan kitchen/dining area with doors leading to an immaculately maintained rear garden. Designed for both comfort and functionality, it provides exceptional living and entertaining space. The principal bedroom and en-suite are located in the thoughtfully planned loft extension with ample storage. Early viewing is highly recommended to avoid disappointment.

## CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1403 SQ FT - 130.30 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 57 SQ FT - 5.30 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms
- Covetable Position - South Park Gardens End of Road
- Through Reception Room
- Open Plan Kitchen/Diner
- Highly Sought After Local Schools
- Fantastic Commuter Routes
- EPC Rating TBC
- Council Tax Band E

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	

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