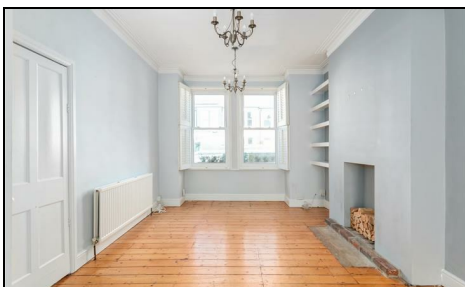


## Effra Road Wimbledon, SW19 8PR

£1,150,000 Freehold

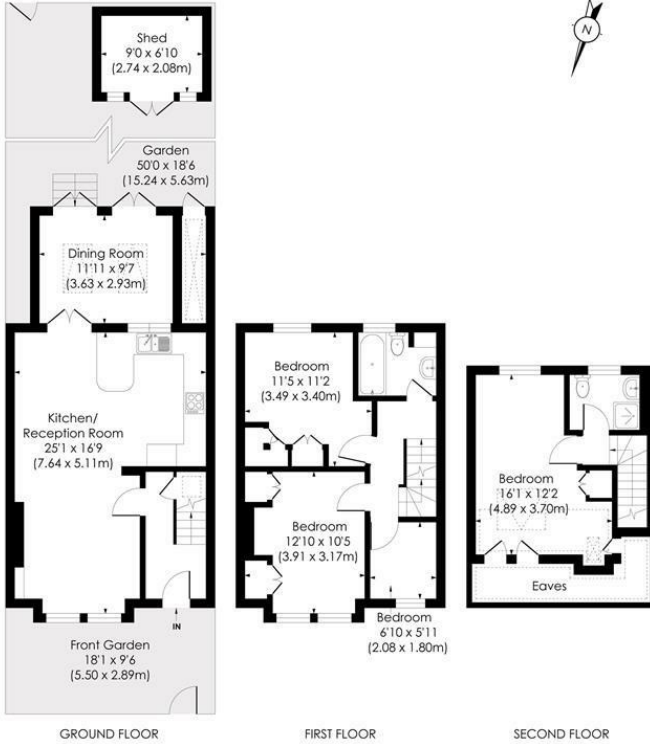


Nestled on the picturesque Effra Road in the South Park Gardens area of Wimbledon and offered with no onward chain this desirable four-bedroom, two-bathroom period house has been thoughtfully extended and boasts of an established south facing garden. With an open plan layout the kitchen flows seamlessly into the dining area, creating a fantastic entertaining space. The first floor offers two double bedrooms, family bathroom and a single bedroom/study whilst the loft has been converted to accommodate a principal bedroom and shower room. Holy Trinity Primary School is positioned within the same road and Wimbledon Town Centre is within very easy reach, providing good shopping and leisure amenities, as well as excellent transport links.

Early viewings are highly recommended.

**EFFRA ROAD, SW19**

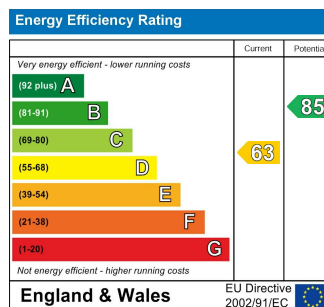
Approx. Gross Internal Floor Area  
**1253 Sq. ft/116.37 Sq. m (Incl. RHH)**  
**1112 Sq. ft/103.30 Sq. m (Excl. RHH)**  
**Covered Storage: 30 Sq.ft/2.77 Sq. m**  
**Shed: 61 Sq. ft/5.70 Sq. m**



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- No Onward Chain
- Desirable South Park Gardens Residential Area
- Four Bedroom Fully Extended House
- Large, Attractive, South Facing Rear Garden
- Close to Ofsted "Outstanding" Holly Trinity Primary School
- Quiet Residential Road
- Excellent Transport Links
- Freehold
- EPC Rating D
- Council Tax Band E



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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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