

Clarence Road Wimbledon, SW19 8QF

£1,100,000 Freehold



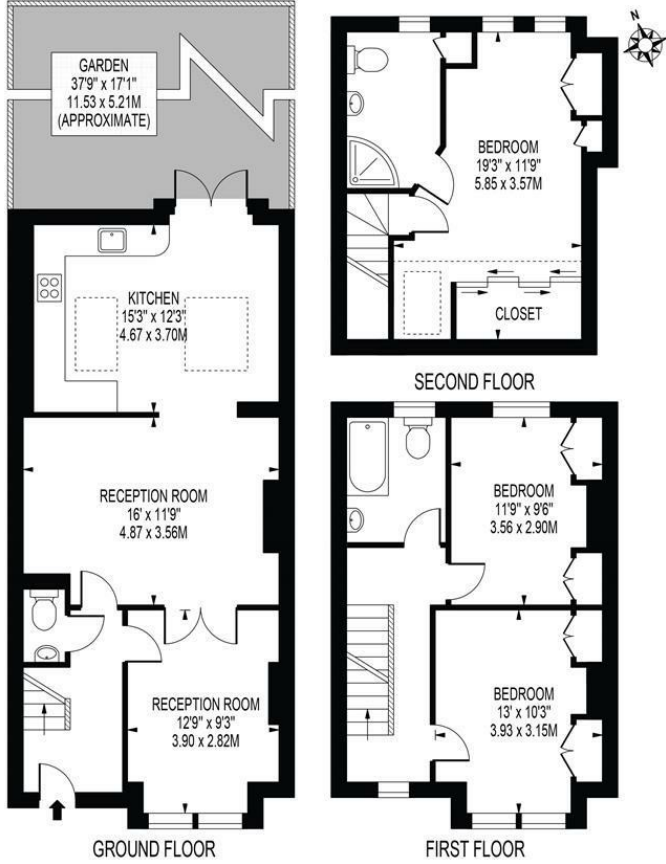
Offered with No Onward Chain this charming Victorian three double bedroom terraced house occupies a coveted position towards the top of the road. Comprising three double bedrooms, two bathrooms as well as fantastic living/entertaining space - three reception rooms including a kitchen/dining room with doors to an exceptionally well maintained rear garden. Located in the highly sought-after South Park Gardens area known for its excellent schools, this house is ideal for families looking to settle down in a vibrant community. The convenient transport links make commuting a breeze, whether you're heading to work or exploring the beautiful surroundings.

CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1240 SQ FT - 115.22 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 58 SQ FT - 5.40 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.

- South Park Gardens
- Fully Extended Victorian Terraced House
- Three Double Bedrooms
- Master Bedroom with En-Suite
- Extremely Well-Presented Throughout
- Sought After Local Schools
- Excellent Transport Links
- FREEHOLD
- Council Tax Band E
- EPC Rating C



Energy Efficiency Rating	
	Current
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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