

## Clarence Road Wimbledon, SW19 8QD

£1,000,000 Freehold

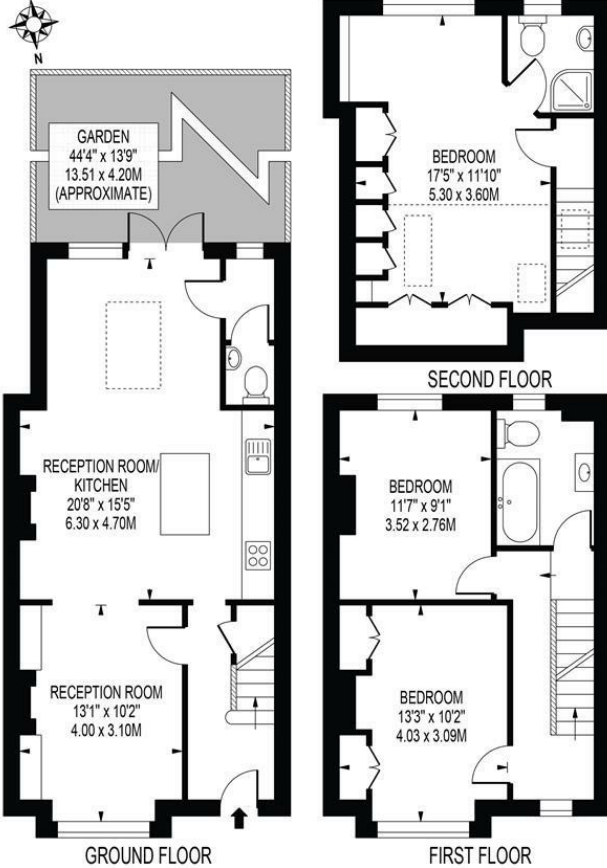


**A fantastic fully extended three double bedroom, two bathroom South Park Gardens family home with a south facing private rear garden. The property has been extended on the ground floor creating a utility room with W/C, kitchen/breakfast room with granite worktops and doors leading out to the garden. The master bedroom with an en-suite shower room and two further double bedrooms. As properties of this description are particularly popular with families we recommend an early viewing appointment.**

## CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1157 SQ FT - 107.49 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 96 SQ FT - 8.88 SQ M



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
- Extended Victorian House
- Three Double Bedrooms
- Two Bathrooms
- Downstairs W/c
- South Facing Rear Garden
- Open Plan Kitchen/Dining Room
- Freehold
- Council Tax Band F
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	81
(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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