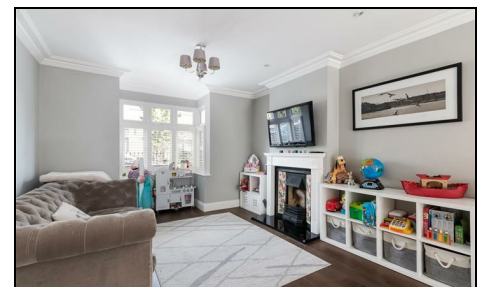


## Effra Road Wimbledon, SW19 8PP

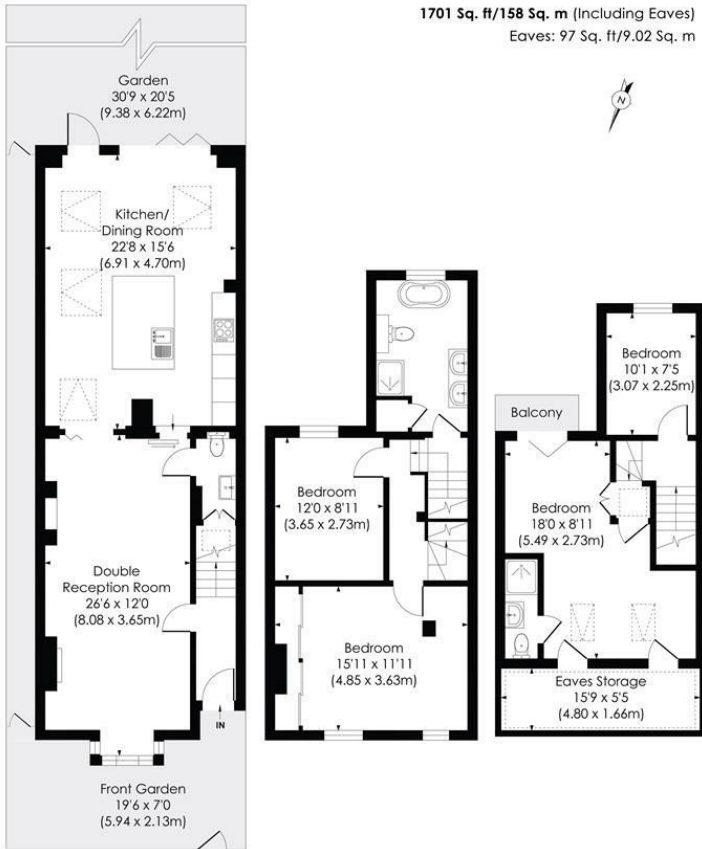
£1,500,000 Freehold



**An exceptional example of a four double bedroom Victorian semi-detached family home with no onward chain, situated in the heart of South Park Gardens, close to excellent transport links and opposite Holy Trinity Primary School. This bright and spacious property has been tastefully modernised throughout to an incredibly high specification and includes an impressive double length reception room, downstairs w/c, stunning open plan kitchen/dining room with underfloor heating and bi-fold doors leading out to a sunny south facing garden. The first floor comprises a luxury family bathroom, two double bedrooms with two further double bedrooms and en-suite in the converted loft.**

**EFFRA ROAD, SW19**

Approx. Gross Internal Floor Area  
**1701 Sq. ft/158 Sq. m (Including Eaves)**  
 Eaves: 97 Sq. ft/9.02 Sq. m



- Semi-Detached Victorian Family Home
- Four Double Bedrooms
- Excellent Condition
- Stunning Open Plan Living
- South Facing Garden
- Opposite Holy Trinity Primary School
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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