

Clarence Road Wimbledon, SW19 8QB

£1,225,000 Freehold



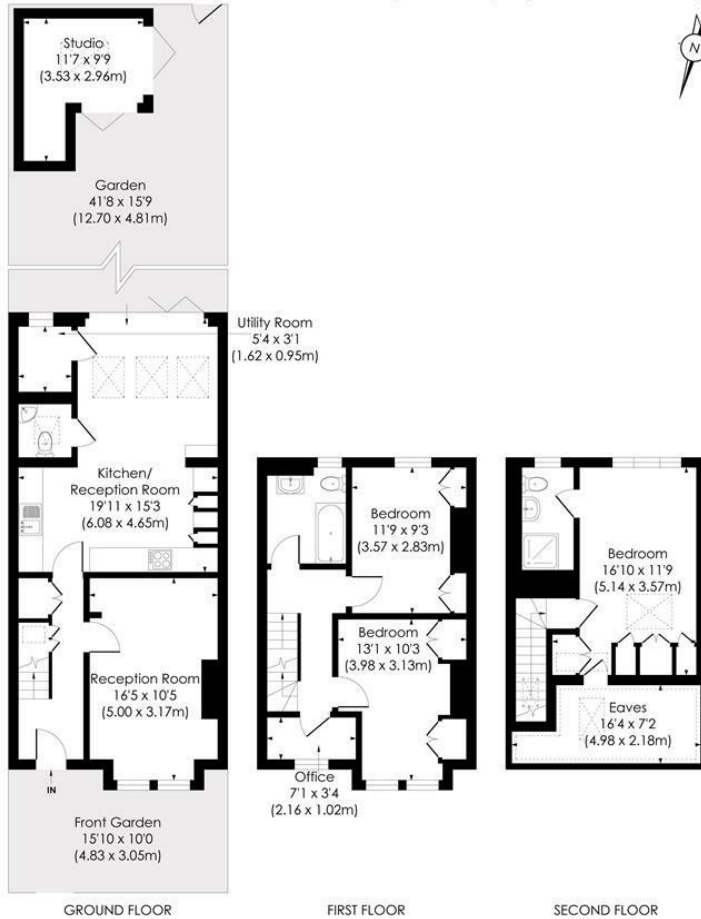
A superb example of an extended three bedroom, two bathroom Victorian terrace family home boasting over 1300 sq/ft of living space, enviably located in the heart of South Park Gardens, close to sought-after local schools, fantastic commuter routes and Wimbledon town centre. The property comprises a well presented front reception room with feature fireplace and wooden flooring, with the added bonus of both a downstairs W/C and utility area. A stunning open-plan kitchen/living area with fitted appliances and bi-fold doors that open onto a Landscaped garden with a spacious studio room. Upstairs are two double bedrooms, a spacious family bathroom and a well configured study room. A principal bedroom with en-suite and ample storage space in the converted loft. Sold with no onward chain, an early viewing is highly recommended to avoid disappointment.

CLARENCE ROAD, SW19

Approx. Gross Internal Floor Area

1380 Sq. ft/128.18 Sq. m (Incl. Studio, Incl. RHH)

1245 Sq. ft/115.68 Sq. m (Incl. Studio, Excl. RHH)

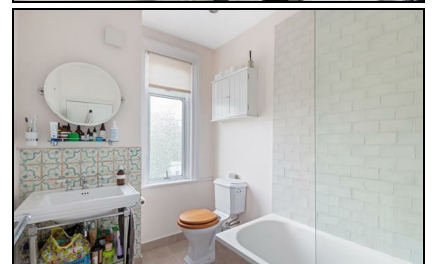
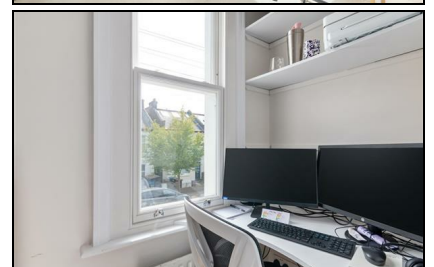
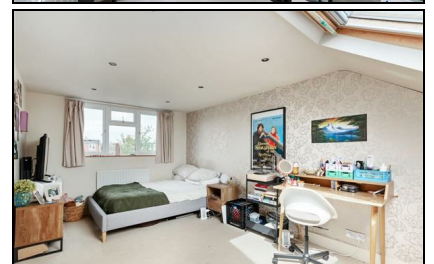


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PROPERTY MARKETING

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- Extended Victorian Terrace House
- Three Bedrooms
- Open Plan Kitchen/Living Area
- Two Bathrooms, Downstairs W/C & Utility Room
- South Park Gardens Location
- No Onward Chain
- Presented In Fantastic Condition Throughout
- Landscaped Garden With Studio
- EPC - D
- Council Tax Band- E



Energy Efficiency Rating		Current	Potential
Very energy efficient - Super energy saver	A		
Energy efficient	B		80
Decent	C		
Needs work	D	58	
Needs more work	E		
Very poor energy efficiency	F		
Very poor energy efficiency - High energy cost	G		
Average efficiency: Super energy saver			
England & Wales			

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