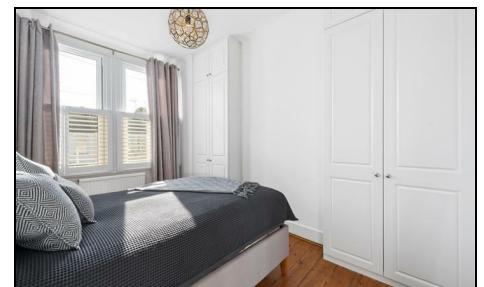
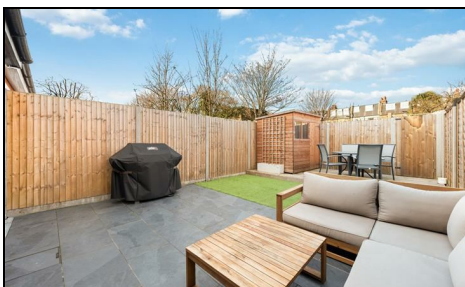


## Effra Road Wimbledon, SW19 8PS

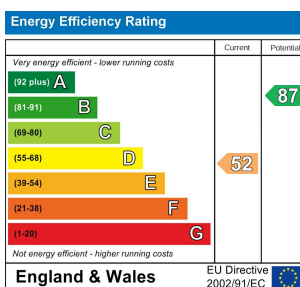
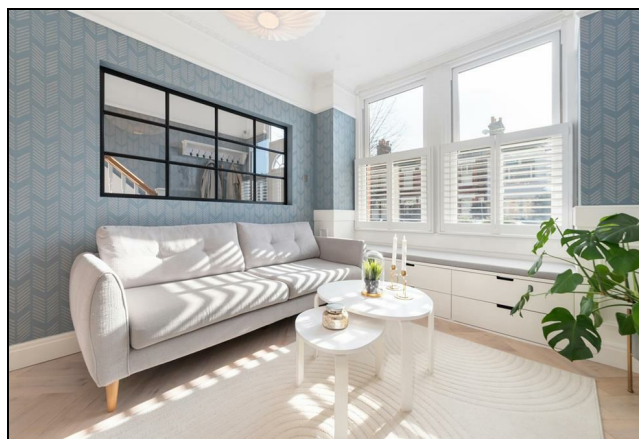
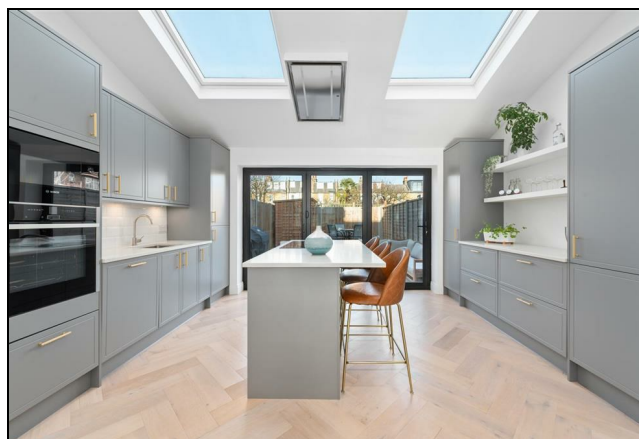
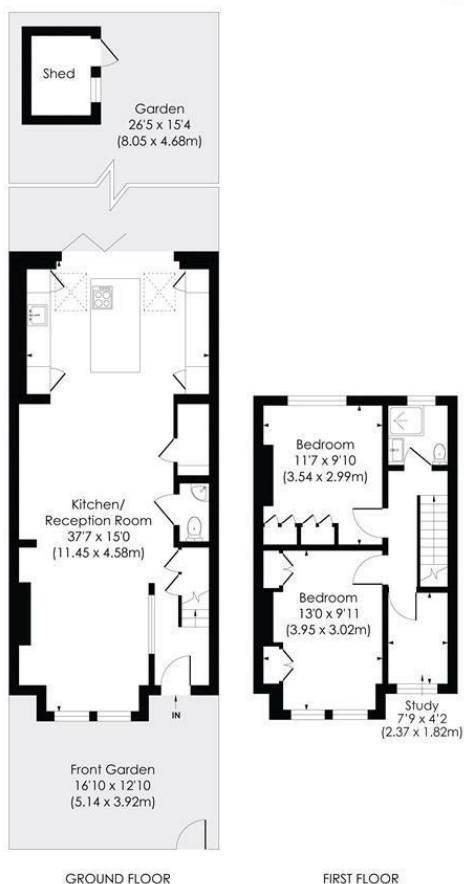
**£1,000,000 Freehold**



**A beautifully presented, three bedroom, Victorian family home located in the heart of South Park Gardens. This bright and spacious property has been tastefully modernised throughout to an incredibly high specification and includes a downstairs w/c, separate utility room and an open plan lounge, dining room and kitchen leading out to a beautifully landscaped garden. Upstairs are two great double bedrooms, a single bedroom/study and wonderful modern family shower room. The property benefits from fantastic extension potential in the loft, subject to the usual consents. Early Viewings Are Highly Recommended.**

## EFFRA ROAD, SW19

Approx. Gross Internal Floor Area  
926 Sq. ft/86.01 Sq. m



- South Park Gardens Location
- Three Bedrooms
- Open Plan Living
- Landscaped Garden
- High Specification Finish Throughout
- Sought After Local Schools
- Fantastic Extension Potential (STPP)
- Freehold
- EPC Rating E
- 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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