

## Effra Road Wimbledon, SW19 8PU

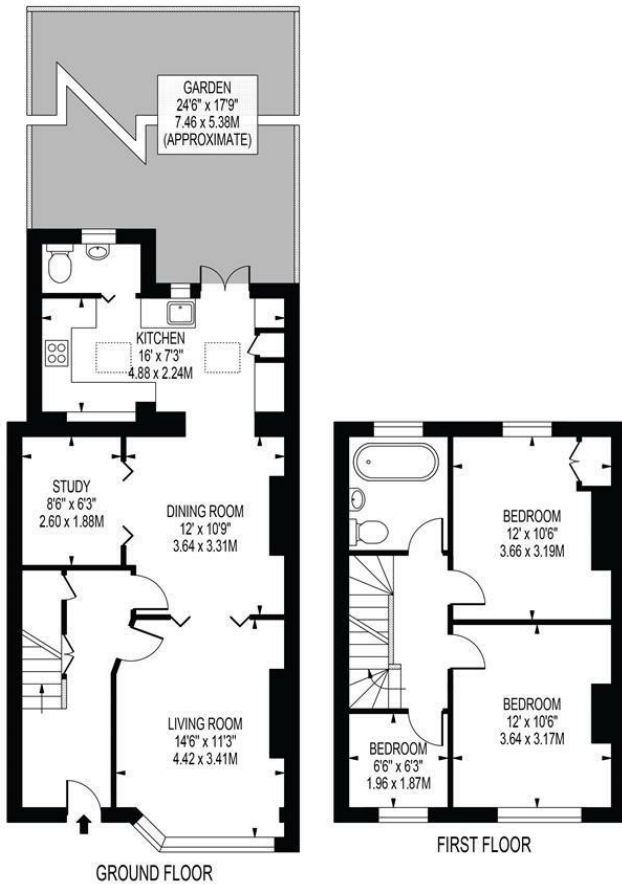
£915,000 Freehold



A beautifully presented, three bedroom Victorian family home located in the South Park Gardens area of Wimbledon, the house is within close proximity to outstanding local schools and District, Northern and National Rail stations. On the ground floor, this attractive property benefits from bright living and dining rooms which lead into a fitted kitchen with a separate study room and w/c. Double doors open out from the kitchen into the garden with rear access. Upstairs are two great double bedrooms, one single bedroom, and a modern family bathroom. Superb potential to extend in to both the loft and downstairs (subject to the usual permissions and consents)

## EFFRA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1040 SQ FT - 96.58 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.



- Victorian Period House
- Three Bedrooms
- South Park Gardens
- Fitted Kitchen
- Open Plan Living Space
- Fantastic Potential to Extend (STPP)
- Sought After Location
- Close to Transport Links & Schools
- EPC - D
- Council Tax Band E

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | 85                      |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            | 61                      |
| (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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