

## Clarence Road Wimbledon, SW19 8QF

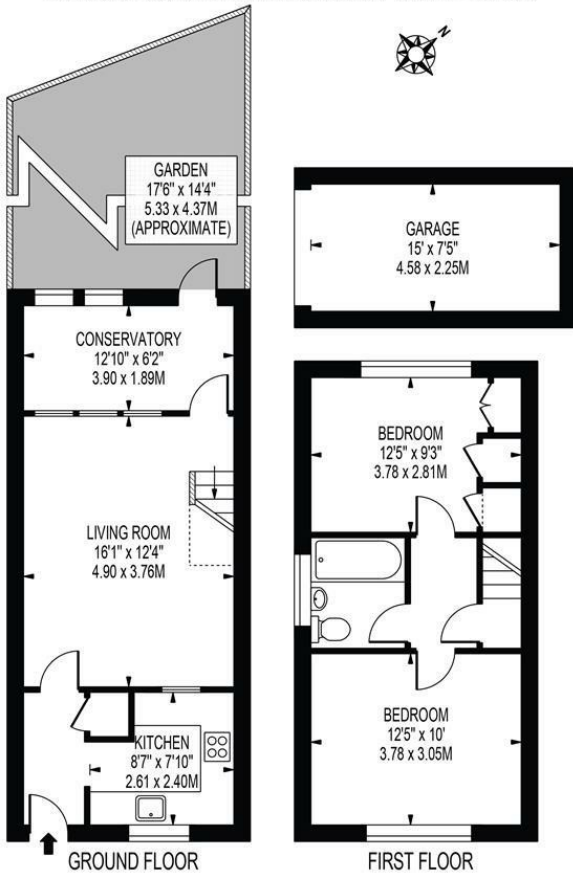
£650,000 Freehold



A rarely available two double bedroom semi-detached house with garden and garage, offered to the market with no onward chain and enviably located at the top of South Park Gardens, close to Wimbledon Town Centre and Holy Trinity Primary School. In need of modernisation throughout, the ground floor comprises a separate kitchen, reception and a conservatory, with two double bedrooms and a family bathroom on the first floor. With potential to extend (subject to the usual consents) and with the bonus of a garage at the rear of the property plus off-street parking, this is a great opportunity to put your mark on a house in this desirable location.

## CLARENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.50 SQ M  
(EXCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 111 SQ FT - 10.31 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.

- Two Bedroom Semi-Detached House
- In Need of Modernisation
- Superb Location in South Park Gardens
- Close Proximity to Multiple Transport Links and Outstanding Primary Schools
- Potential to Extend (STPP)
- Garage & Off-Street Parking
- No Onward Chain
- Freehold
- EPC Rating E
- 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>			
(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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