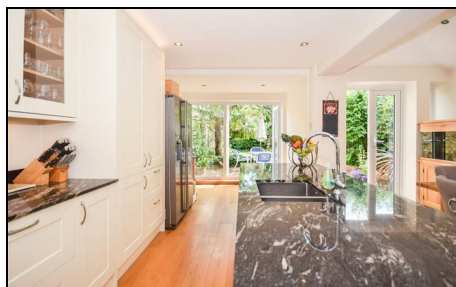


Effra Road Wimbledon, SW19 8QA

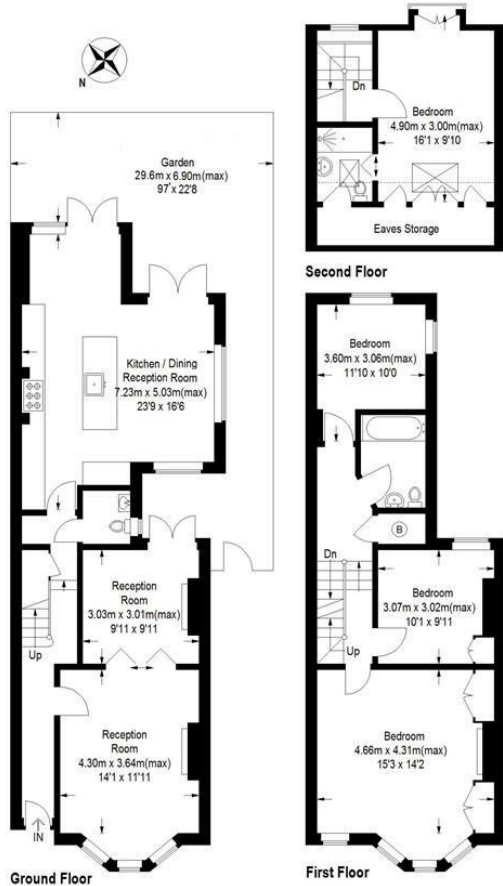
£1,075,000 Freehold



A beautifully presented, four bedroom, two bathroom, semi-detached Victorian home with a 97ft South-facing unique garden and off-street parking located close to Holy Trinity School and Wimbledon town centre. On the ground floor is a double length reception, w/c and a large open-planned kitchen/dining area with doors that open out on to the sunny mature garden. Upstairs are three double bedrooms and a family bathroom whilst the master with en-suite is located in the converted loft. Houses of this size with parking are very rare so an early viewing is recommended.

Effra Road, SW19

Approximate Gross Internal Area
 Ground Floor = 68.8 sq m / 741 sq ft
 First Floor = 54.2 sq m / 583 sq ft
 Second Floor (Including Eaves Storage) = 26.8 sq m / 288 sq ft
 Total = 149.8 sq m / 1612 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them. Copyright Bespokeplans.co.uk 2020 (ID643063)

- Four Bedroom Victorian Home
- Semi-Detached
- Off-Street Parking
- 97 ft South-Facing Unique Garden
- Open-Planned Kitchen/Dining Area
- Double Length Reception
- Close to Holy Trinity School
- Close to Wimbledon Town Centre
- EPC Rating E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		43	68
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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