

## Clarence Road Wimbledon, SW19 8QE

£1,150,000 Freehold



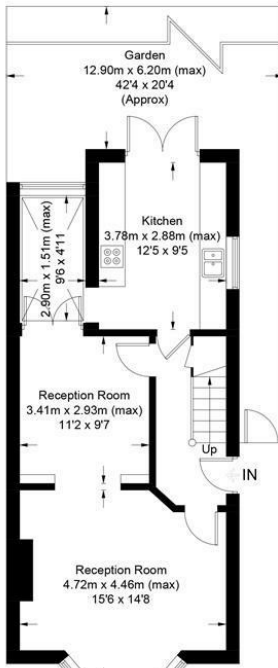
**A four bedroom, two bathroom, Victorian Semi-detached family home with a South-facing garden and no onward chain located moments from South Park Gardens. The entrance is at the side which gives a you wider than average front living room, a dining room and a separate kitchen with doors out to a low maintenance garden. Upstairs are three bedrooms, a family bathroom and an additional bedroom with en-suite on the second floor. This attractive property is well positioned on this sought after road and also has fanatsic potential to extend subject to the usual consents.**

## Clarence Road, SW19

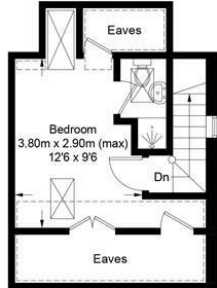
Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft  
(Including Eaves)



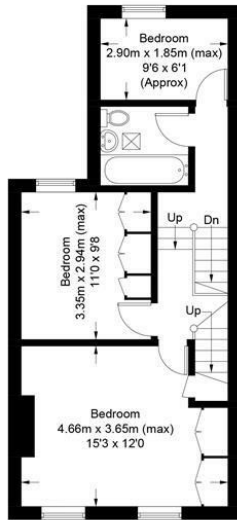
= Reduced headroom below 1.5m / 5'0"



Ground Floor

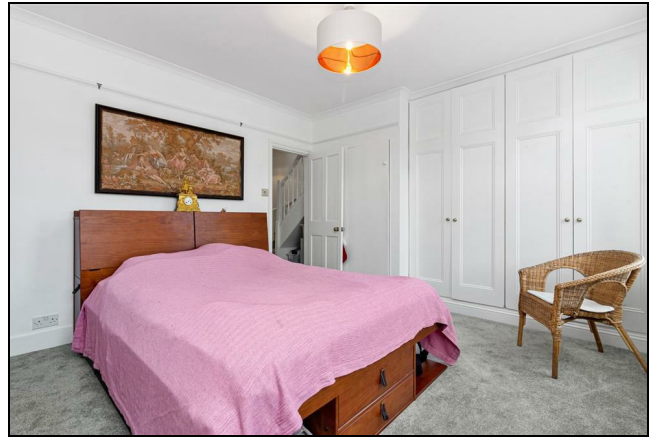


Second Floor

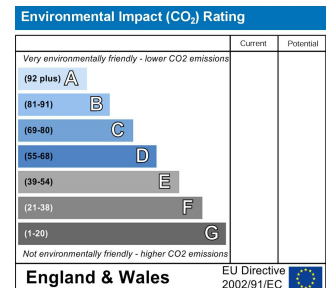
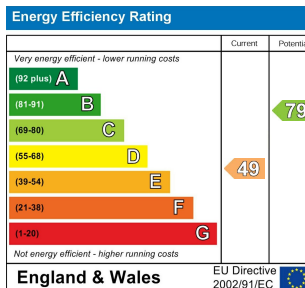


First Floor

This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Semi-Detached Victorian Home
- Four Bedrooms
- South-Facing Garden
- No Onward Chain
- Potential to Extend STPP
- Side Entrance
- Moments from South Park Gardens
- Close to Holy Trinity School
- EPC Rating 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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