

**Clarence Road
London, SW19 8QD**

£1,175,000 Freehold

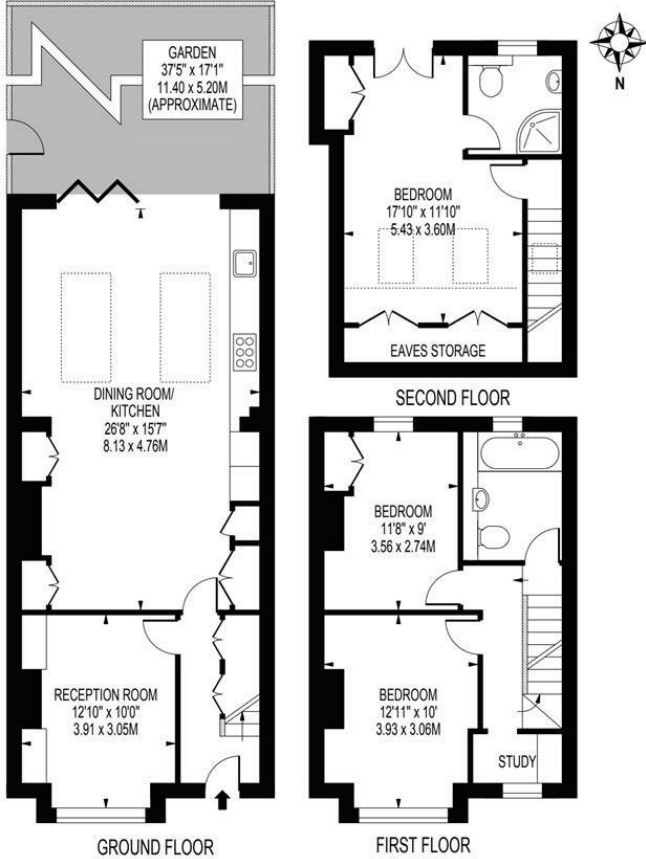


This superb example of a Victorian end-of-terrace family home features three double bedrooms and two bathrooms and is enviably located in South Park Gardens, close to sought-after local schools, excellent commuter routes, and Wimbledon town centre. The property includes a well-presented front reception room with a feature fireplace and wooden flooring, as well as a stunning open-plan kitchen/living area with fitted appliances and bi-fold doors that open onto a south-facing landscaped garden with side access. The upper floors comprise two double bedrooms, separate study and a spacious family bathroom. Principal bedroom with an en-suite bathroom and a Juliet balcony in the converted loft. Given the high demand for houses in South Park, early viewing is recommended.

CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1288 SQ FT - 119.64 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

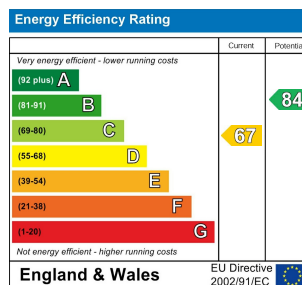
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 58 SQ FT - 5.40 SQ M



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 End of Terrace Family Home
- Three Bedrooms
- Two Bathrooms
- Well-Presented Throughout
- Open Plan Kitchen/Diner
- Reception Room & Separate Study
- South Facing Garden
- South Park Gardens Location Close To Schools
- EPC Rating - D
- Council Tax Band F



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