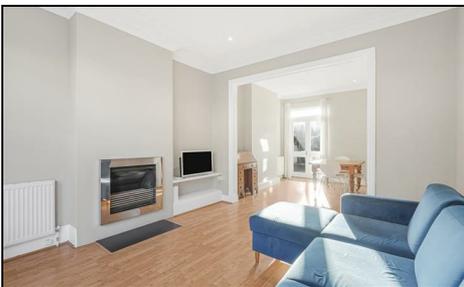


## Clarence Road Wimbledon, SW19 8QE

**£1,300,000 Freehold**

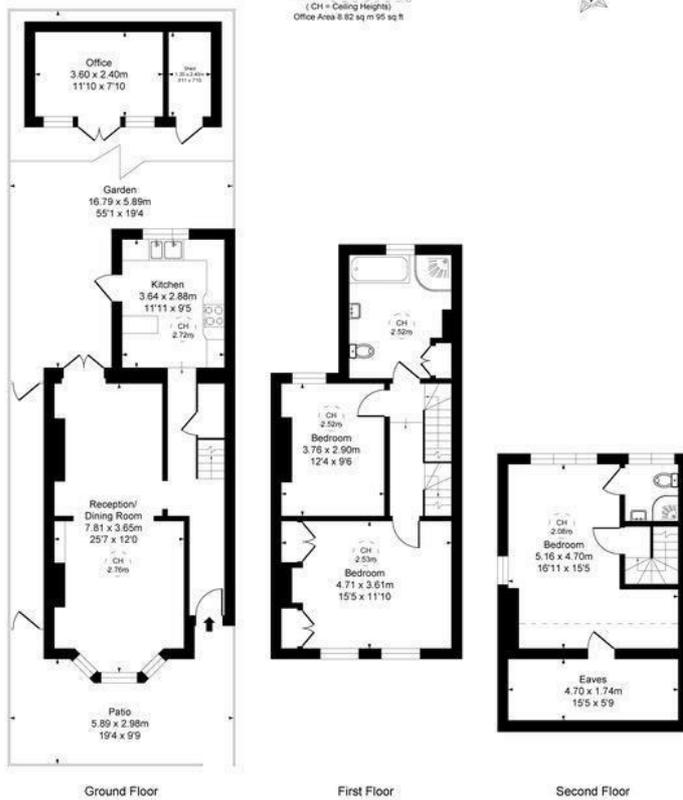


A well-presented three bedroom, two bathroom, Victorian Semi-Detached house presented in superb condition throughout. Occupying a coveted position at the top of Clarence Road and set within the highly sought after South Park Gardens area of Wimbledon, close to the Town Centre as well as the Ofsted rated 'Outstanding' Holy Trinity School.

The property offers a generously proportioned double length reception room, leading to the fitted kitchen with doors out to an immaculately maintained south-facing rear garden with a fully functioning studio perfect for a home office. The first floor comprises two generous double bedrooms and a large family bathroom, while the converted loft provides a well-appointed double bedroom with en-suite shower room with ample storage. A perfect family home in a prestigious location with side access and potential to extend STPP.

VIEWINGS COMMENCE SATURDAY 7TH MARCH.

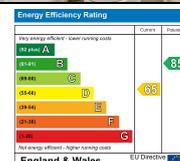
Clarence Road, Wimbledon, SW19  
 Approximate Gross Internal Area:  
 130.01 sq m / 1399 sq ft  
 (Excluding restricted height  
 under 1.5m (116 sq m / 1256 sq ft)  
 (CH = Ceiling Height)  
 Office Area 8.82 sq m 95 sq ft



This plan is not to scale. It is for guidance and not for detailed purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Victorian Semi-Detached House
- Three Bedrooms
- Two Bathroom
- Through Reception Room
- Covetable Position - South Park Gardens End of Road
- Highly Sought After Local Schools
- South-Facing Garden With Studio
- Fantastic Commuter Routes
- EPC Rating - D
- Merton Council Tax Band - 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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