

Clarence Road Wimbledon, SW19 8QF

£1,100,000 Freehold



A well presented, three double bedroom, two bathroom, Victorian family home situated in the highly sought after area of South Park Gardens, within easy reach of both town centre and the outstanding Holy Trinity School. Having been tastefully modernised throughout to a high standard the houses boasts an open plan layout with lounge flowing in to the kitchen/dining room which in turn leads out to a wonderful full width rear reception room and w/c that opens out to a well established rear garden and fantastic garden room/office. Upstairs there are two double bedrooms, modern family bathroom and utility, whilst the principal bedroom is located in the loft extension and has the benefit of bespoke cabinetry and an en-suite shower room. An early viewing is highly recommended to avoid disappointment.

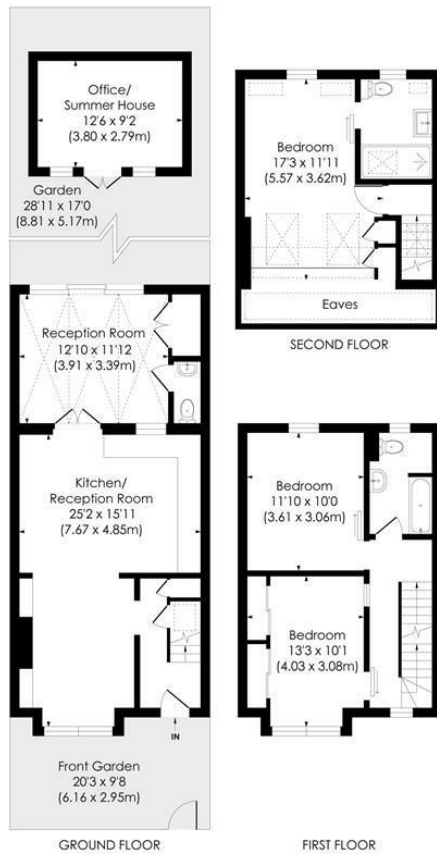
CLARENCE ROAD, SW19

Approx. Gross Internal Floor Area

1441 Sq. ft/133.86 Sq. m (Incl. RHH and Summer House)

1202 Sq. ft/111.63 Sq. m (Excl. RHH and Summer House)

Summer House: 90 Sq. ft/8.37 Sq. m

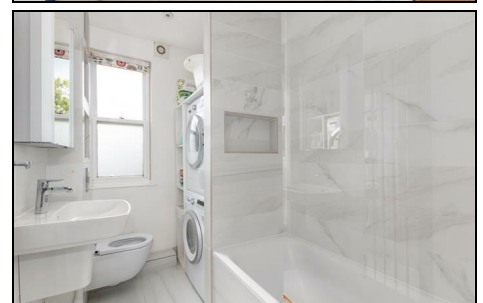
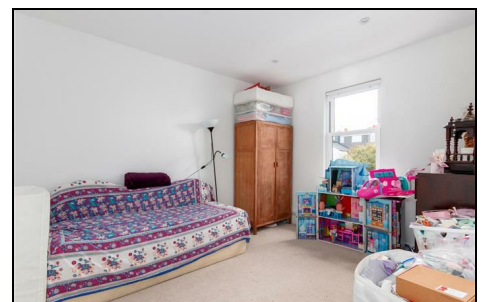
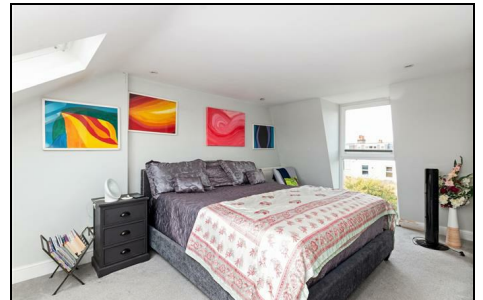


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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- South Park Gardens Location
- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Open Plan Layout
- Garden Room/ Study
- Sought After Local Schools
- Freehold
- EPC Rating TBC
- Council Tax Band E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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