

Effra Road Wimbledon, SW19 8PS

£1,150,000 Freehold



VIEWINGS COMMENCE FROM SATURDAY 8th JULY 2023.

A truly stunning example of a four bedroom, two bathroom, Victorian family home which has been tastefully designed and extended with a rare 68' landscaped rear garden. Positioned on Effra Road close to Holy Trinity School in the sought after South Park Gardens area of Wimbledon town this family home has a specification which is not to be missed. Offering a balance of style and character, there is a large open plan kitchen/living area with bi-folding doors opening onto the landscaped garden, which leads down to a modern garden studio with heating and storage and a additional shed A separate lounge with log burner, a modern W/C, three good sized bedrooms with a loft converted bedroom with en-suite and a newly fitted family bathroom. An early viewing is highly recommended to avoid disappointment, being sold **CHAIN FREE**.

EFFRA ROAD, SW19

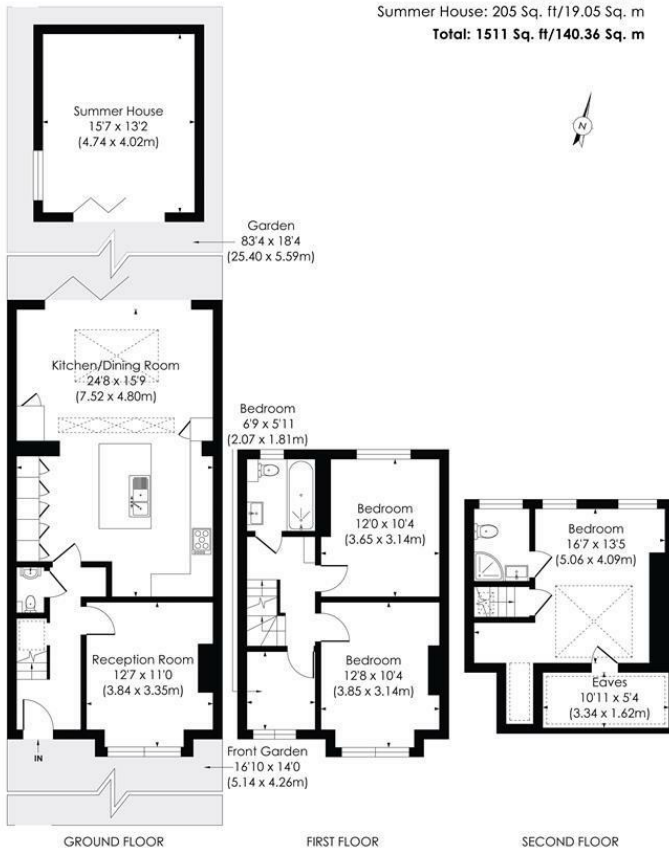
Approx. Gross Internal Floor Area

House: 1306 Sq. ft/121.31 Sq. m

(Including Eaves)

Summer House: 205 Sq. ft/19.05 Sq. m

Total: 1511 Sq. ft/140.36 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.

- Victorian Family Home
- Stunning Condition Throughout
- Four Bedrooms
- 68' Landscaped Rear Garden
- Open-Plan Kitchen/Diner
- Lounge with Log Burner
- Garden Room/Studio
- Close to Holy Trinity School & Transport
- Council Tax Band F
- EPC Rating TBC



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			
England & Wales		EU Directive 2002/91/EC	

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