

Clarence Road Wimbledon, SW19 8QF

£1,250,000 Freehold

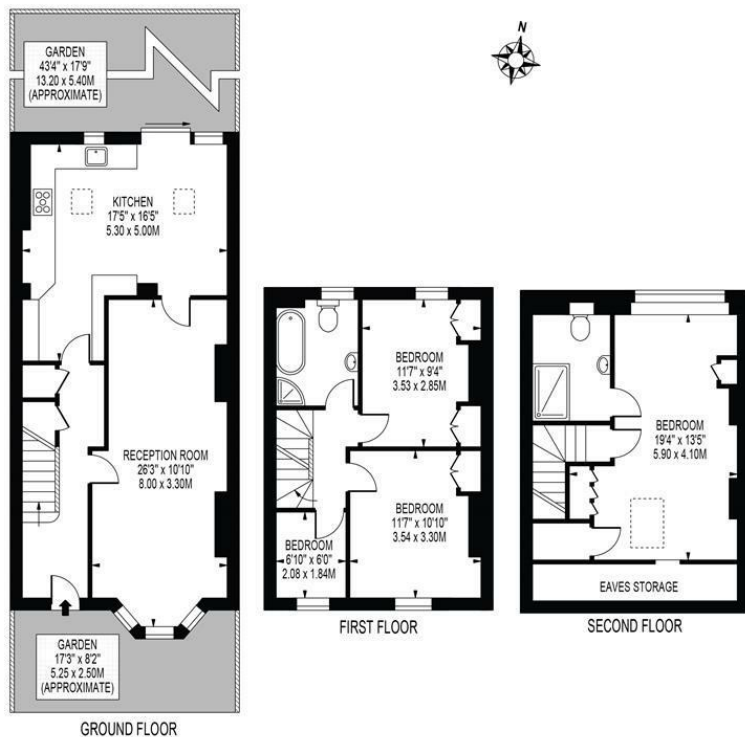


An extremely well-presented four bedroom, two bathroom, Victorian family home presented in superb condition throughout having been lovingly maintained by the current owner. Occupying a coveted position at the top of Clarence Road and set within the highly sought after South Park Gardens area of Wimbledon close to the Town Centre as well as the Ofsted rated 'Outstanding' Holy Trinity School. With a large double length reception room, boasting feature fireplaces, leading to the extended kitchen/breakfast room with doors opening onto the rear garden. On the first floor there are two double bedrooms, a single bedroom/study and a luxurious family bathroom suite. Additionally there is a well-appointed double bedroom with en-suite shower room in the converted loft.

CLARENCE ROAD

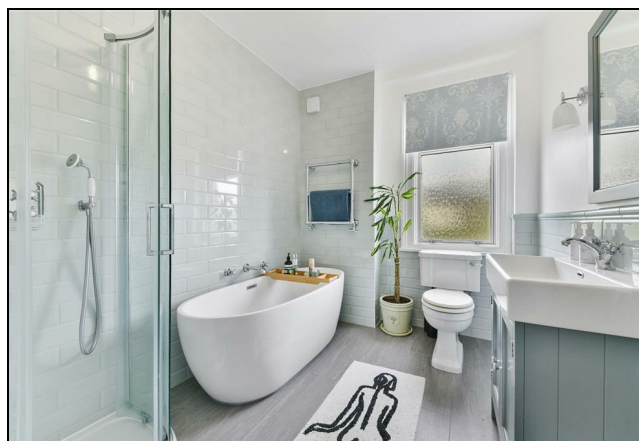
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1385 SQ FT - 128.66 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 54 SQ FT - 5.00 SQ M

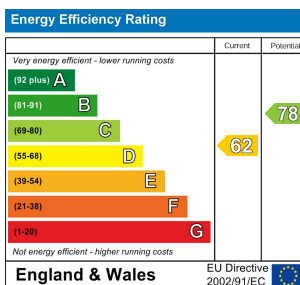


FOR ILLUSTRATION PURPOSES ONLY

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- South Park Gardens Location
- Covetable Position - South Park Gardens End of Road
- Victorian Terraced House
- Four Bedroom
- Two Bathroom
- Highly Sought After Local Schools
- Fantastic Commuter Routes
- Freehold
- EPC Rating D
- Council Tax Band E



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