Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Clarence Road London, SW19 8QD

£1,175,000 Freehold





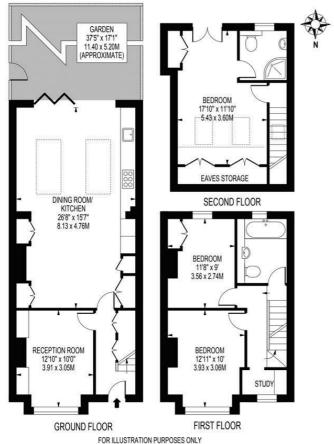




This superb example of a Victorian end-of-terrace family home features three double bedrooms and two bathrooms and is enviably located in South Park Gardens, close to sought-after local schools, excellent commuter routes, and Wimbledon town centre. The property includes a well-presented front reception 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



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR QUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHILE OR IN PART AN OFFER OR CONTRACT.

NY INTENDING FURCHASER OR LESSES SHOULD SATISFY THEMSELVES BY INSPECTION, SEARORSE, ENQUIRES AND FULL SURVEY AS TO THE ORDSRICKINGS OF SHORT SATISFY

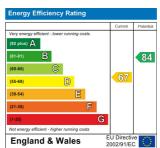
ANY AREA MEASUREMENTS OR SOTTANCES CONTROL ARE POPPROMANTE AND SHOULD NOT BE LESD TO WAIL IF A PROPERTY OR BE THE MASS OR ANY SALE OR LET.

- · 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









For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494





