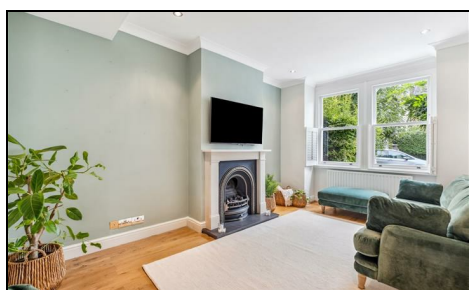


Clarence Road Wimbledon, SW19 8QB

£1,225,000 Freehold



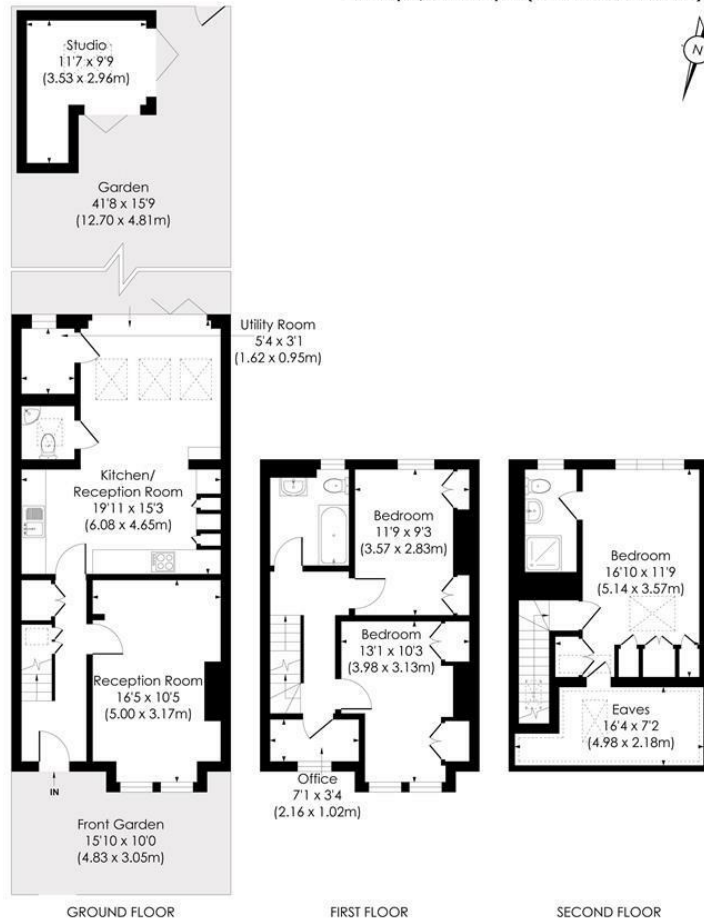
A superb example of a extended three bedroom, two bathroom Victorian terrace family home boasting over 1300 sq/ft of living space, enviably located in the heart of South Park Gardens, close to sought-after local schools, fantastic commuter routes and Wimbledon town centre. The property comprises a well presented front reception room with feature fireplace and wooden flooring, with the added bonus of both a downstairs W/C and utility area. A stunning open-plan kitchen/living area with fitted appliances and bi-fold doors that open onto a Landscaped garden with a spacious studio room. Upstairs are two double bedrooms, a spacious family bathroom and a well configured study room. A principal bedroom with en-suite and ample storage space in the converted loft. Sold with no onward chain, a early viewing is highly recommended to avoid disappointment.

CLARENCE ROAD, SW19

Approx. Gross Internal Floor Area

1380 Sq. ft/128.18 Sq. m (Incl. Studio, Incl. RHH)

1245 Sq. ft/115.68 Sq. m (Incl. Studio, Excl. RHH)

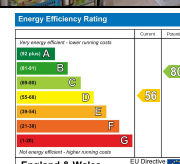
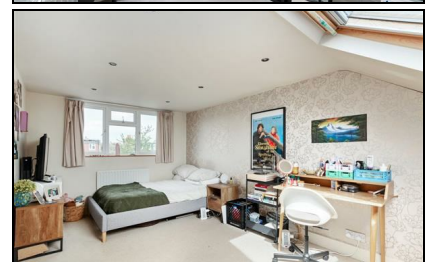


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PROPERTY MARKETING

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.

- Extended Victorian Terrace House
- Three Bedrooms
- Open Plan Kitchen/Living Area
- Two Bathrooms, Downstairs W/C & Utility Room
- South Park Gardens Location
- No Onward Chain
- Presented In Fantastic Condition Throughout
- Landscaped Garden With Studio
- EPC - D
- 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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