

## Clarence Road Wimbledon, SW19 8QE

**Offers In Excess Of £850,000 Freehold**



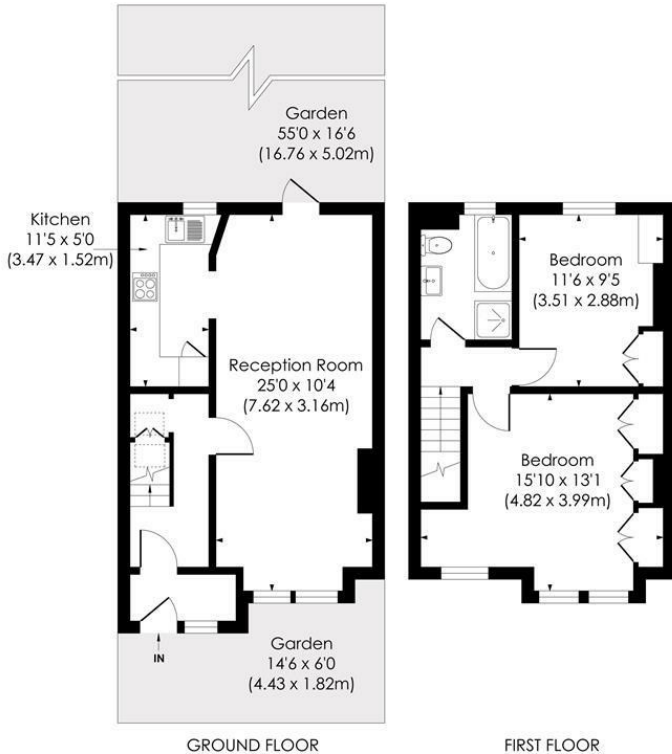
**A rarely available two double bedroom Victorian terraced family house located in the sought after South Park Gardens area of Wimbledon and occupying an enviable position towards the top end of the road, close to excellent transport links, local schools and amenities. The property comprises a bright through-lounge, well presented kitchen, two double bedrooms and a family bathroom. Offering a South-facing garden, the ability to extend both into the loft and to the ground floor (subject to the usual consents) and the benefit of no onward chain. As properties in this area are highly sought after an early viewing is highly recommended.**



## CLARENCE ROAD, SW19

Approx. Gross Internal Floor Area

790 Sq. ft/73.35 Sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- South Park Gardens Location
- Victorian Terraced House
- South-Facing Garden
- Two Double Bedrooms
- Potential To Extend (stpp)
- No Onward Chain
- Excellent Transport Links
- Freehold
- EPC rating C
- 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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