



Lucien Road, London SW19 8EL



welcome to

Lucien Road, London

A welcoming and ideally located 4/5 bedroom family home gracefully positioned in the catchment area for the extremely sought-after Wimbledon Park Primary School ('Ofsted Outstanding') - and a short walk to Earlsfield Rail Station.

The ground floor comprises of a bright and airy through reception with kitchen to the side. Extended to the rear, the ground floor offers a great deal of flexible living space whilst overlooking the well-presented, larger than average private garden.

Leading upstairs you have three well-proportioned bedrooms, two of which have built-in storage, with a separate, fully fitted family bathroom. Continuing on to the third floor, you have two further bedrooms and shower room - which in turn could be changed to a large master bedroom with en-suite.

Within local reach of Earlsfield high street, public transport and green spaces, viewings on this rare-to-market family home come highly recommended.

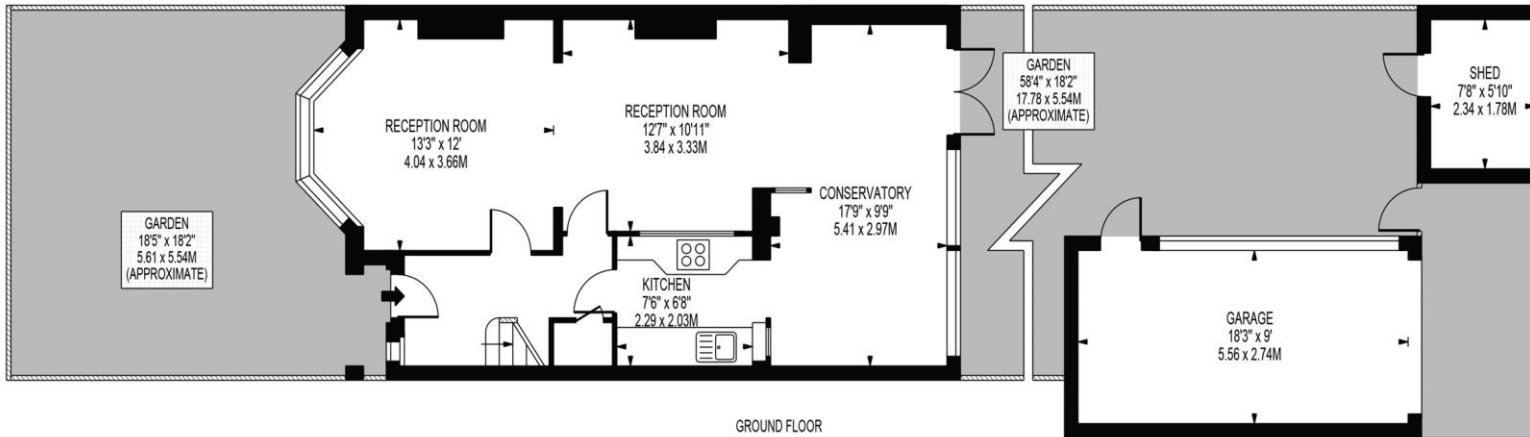
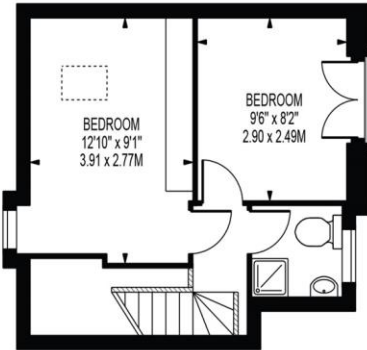
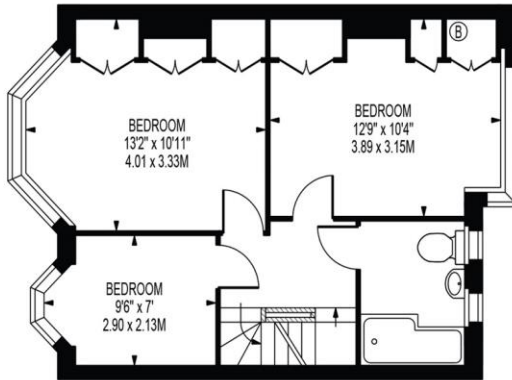


LUCIEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1290 SQ FT - 119.84 SQ M
(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.23 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 45 SQ FT - 4.17 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Lucien Road, London

- Four/Five Bedrooms
- Extended to the Rear
- Garage at Rear of Garden
- Close to Earlsfield Station
- Wimbledon Park Primary Catchment Area

Tenure: Freehold EPC Rating: D

guide price

£1,200,000



view this property online [barnardmarcus.co.uk/Property/EAR104607](https://www.barnardmarcus.co.uk/Property/EAR104607)



Property Ref:
EAR104607 - 0004

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Please note the marker reflects the
postcode not the actual property