



## Clarence Road, SW19

### £1,250,000

A three double bedroom, two bathroom, Victorian mid terrace house, presented in incredible condition. There is a south facing garden, beautifully landscaped, with a home office/ studio.

Nestled in the highly regarded 'South Park Gardens' grid, offering quick access to Wimbledon Town Centre, district and northern line tube and Haydons Road Thames Link. There are also a number outstanding Primary Schools nearby.

### Features

- Three Double Bedrooms
- Back To Brick Renovation
- High Spec Home Office
- Outstanding School Catchment
- South Park Gardens
- South Facing Garden





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There is a reception room to the front of the property on the ground floor which is entered by the large entrance hall. This leads into the kitchen which provides access to the dining room with bi-folding doors to the south facing garden to give the perfect indoor/ outdoor living experience.

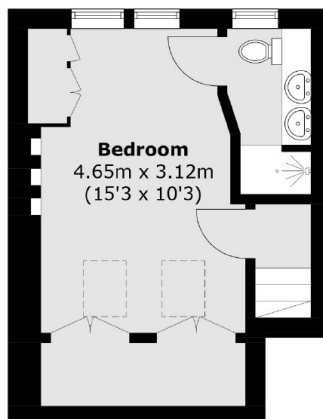
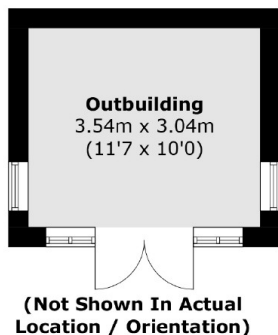
The first floor of the house has two double bedrooms, one of which further benefits from built in wardrobes, twinned with a family bathroom. The loft has been converted and now provides a further double bedroom complete with eaves storage and en-suite shower room.

The garden is south facing and fully landscaped, complete with a bespoke garden room which is wired with electricity, perfect for a separate work space.

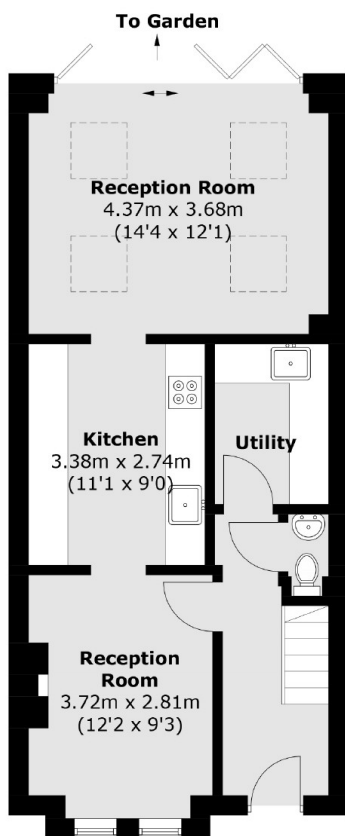




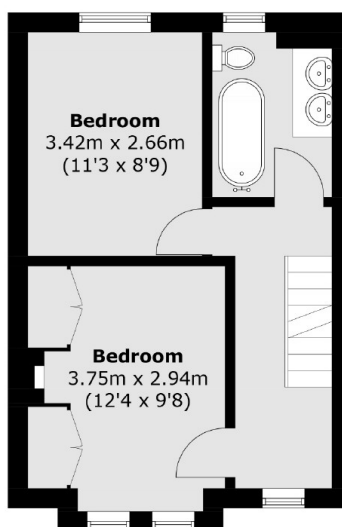
# Clarence Road, London, SW19



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.) : 107.1 sq. m (1,152.8 sq. ft)  
Outbuilding: 10.8 sq. m (116.2 sq. ft)