



**Effra Road, SW19**

**£1,750,000**

**Dexters**





## Effra Road, SW19

A unique opportunity to purchase an end of terrace house, built in 1890. The house is arranged over three floors, has a large rear garden, off street parking and measures near 2,000 sq ft.

The ground floor has three reception rooms, complete with a separate kitchen, conservatory and separate w/c. There is potential to extend to the side to create an open kitchen dining room, with bifolding/ sliding doors to the large rear garden.

The first floor is organised with two large double bedrooms, the front with a beautiful bay window. In addition, there's a study as well as two bathrooms, one of which serves as a large family bathroom.

The second floor offers two large double bedrooms, extended in to the front gable to work perfectly as a large master suite, or of course keeping the current layout as two bedrooms and a bathroom to have for the kids, or guest accommodation. The house has been in the same family for over forty years and could offer the perfect opportunity for you to create your dream home in an exceptional location.

Nestled in the highly regarded 'South Park Gardens' grid, offering quick access to Wimbledon Town Centre, district and northern line tube and Haydens Road Station.

### Features

- Four Double Bedrooms
- Three Bathrooms
- Off Street Parking
- Holy Trinity Catchment
- Near 2,000 Square Feet
- End Of Terrace Victorian













# Effra Road, London, SW19



Total area (approx.): 181.5 sq. m (1953.7 sq. ft)

## Dexters

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Sales  
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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

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