



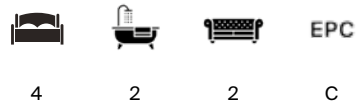
EFFRA ROAD

Wimbledon, SW19



EFFRA ROAD

A beautiful refurbished and fully extended four-bedroom Victorian home blending timeless period detail with elegant modern living, for sale in the popular South Park Gardens area.



Local Authority: London Borough of Merton

Council Tax band: E

Tenure: Freehold

Guide Price: £1,250,000



ABOUT THE PROPERTY

Located on a popular South Park Gardens road, this beautifully restored Victorian family home has been thoughtfully renovated and extended, combining classic character with modern comforts. The property offers approximately 1,371 sq ft of accommodation including substantial eaves storage. The restored red-brick façade, bespoke stained-glass front door and tiled pathway set the tone for the quality throughout. Inside, a generous entrance hall leads to a bright and well-proportioned front reception room, larger than many in the area, featuring original coving and an antique fireplace. There is also a separate WC off the entrance hall. To the rear, an outstanding kitchen and dining extension forms the heart of the home. Handcrafted cabinetry, Brazilian granite worktops, premium appliances and underfloor heating are complemented by rooflights and glazed doors that flood the space with natural light and open directly onto the garden. A discreet utility cupboard and excellent storage enhance everyday practicality.











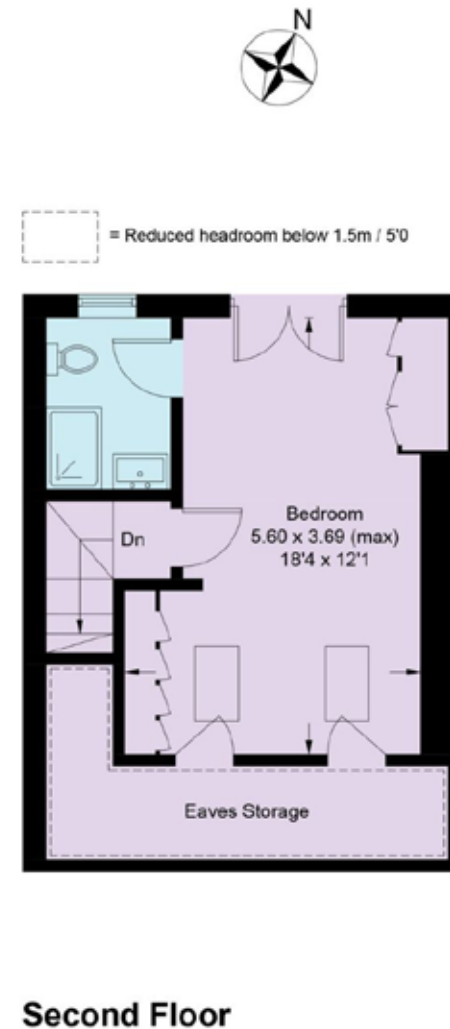
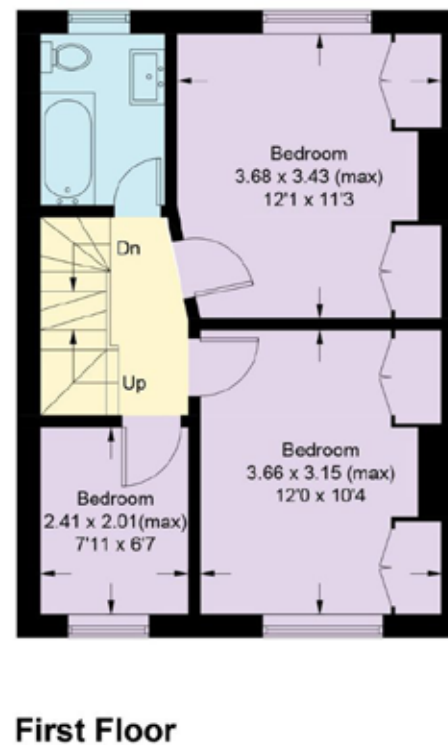
The first floor provides three bedrooms and a stylish family bathroom. Two double bedrooms retain antique fireplaces and bespoke wardrobes, while the third room works equally well as a child's bedroom or study. The loft conversion creates a superb principal suite with excellent head height, skylights, patio doors and extensive eaves storage, alongside a smart en-suite shower room. The bathroom and en-suite both benefit from underfloor heating.

Throughout, the house benefits from high-quality timber double glazing, plantation shutters, cast iron radiators, smart heating and security systems, reflecting the care and attention invested in every detail. This is an exceptional, turnkey home in a popular Wimbledon location.

The rear garden is peaceful and not overlooked, professionally landscaped and designed for low maintenance, with excellent summer sunlight and space for outdoor dining.







Approximate Gross Internal Area = 120.0 sq m / 1292 sq ft (Excluding Eaves Storage)
 Eaves Storage = 7.3 sq m / 79 sq ft
 Total = 127.3 sq m / 1371 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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