Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Clarence Road Wimbledon, SW19 8QB

£1,225,000 Freehold







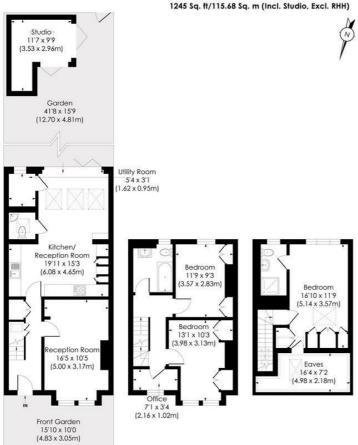


A superb example of a extended three bedroom, two bathroom Victorian terrace family home boasting over 1300 sq/ft of living space, enviably located in the heart of South Park Gardens, close to sought-after local schools, fantastic commuter routes and Wimbledon town centre. The property comprises a well presented front reception room with feature fireplace and wooden flooring, with the added bonus of both a downstairs W/C and utility area. A stunning open-plan kitchen/living area with fitted appliances and bi-fold doors that open onto a Landscaped garden with a spacious studio room. Upstairs are two double bedrooms, a spacious family bathroom and a well configured study room. A principal bedroom with en-suite and ample storage space in the converted loft. Sold with no onward chain, a early viewing is highly recommended to avoid disappointment.



Approx. Gross Internal Floor Area

1380 Sq. ft/128.18 Sq. m (Incl. Studio, Incl. RHH)
1245 Sq. ft/115.68 Sq. m (Incl. Studio, Excl. RHH)



© Pixangle Property Marketing Ltd. Into @pixangle.com Tei: 0208 870 2118

pixangle Property Marketing Ltd. Into @pixangle.com Tei: 0208 870 2118

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RiCS code of measuring practice and is not to scale. All measurements and areas are approximated and white every effort has been made to ensure the accuracy of the plan not to scale. All measurements and areas are approximated and white every effort has been made to ensure the accuracy of the plan of the purpose of the plan of the purpose of

FIRST FLOOR

• Extended Victorian Terrace House

GROUND FLOOR

- · Three Bedrooms
- · Open Plan Kitchen/Living Area
- Two Bathrooms, Downstairs W/C & Utility Room
- · South Park Gardens Location
- · No Onward Chain
- Presented In Fantastic Condition Throughout
- · Landscaped Garden With Studio
- EPC D
- · Council Tax Band- E















For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

SECOND FLOOR





