



**Effra Road, SW19**

£1,500,000

**Dexters**



## Effra Road, SW19

One of the jewels of the South Park Gardens, a detached Victorian house, with four double bedrooms, two bathrooms, in exceptional condition, with a south facing, landscaped garden.

The ground floor has a separate reception room to the front, complete with shutters, wood flooring and a new period inspired bay window. There's a w/c just off the hallway. The rear of the house has been cleverly extended to offer a modern kitchen, with granite work surfaces, and island, a light reception area and dining room.

There are French doors from the open kitchen/ reception room to the garden, a garden which is bursting with life. There are flowers, trees, a lush green lawn and a perfect patio area ideal for get-togethers and barbeques.

The first floor has two large double bedrooms and a large four piece family bathroom. The principal room with built in wardrobes and a view of the blossom tree to the front of the house. The loft has been cleverly converted to offer a further two double bedrooms and a bathroom.

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.

### Features

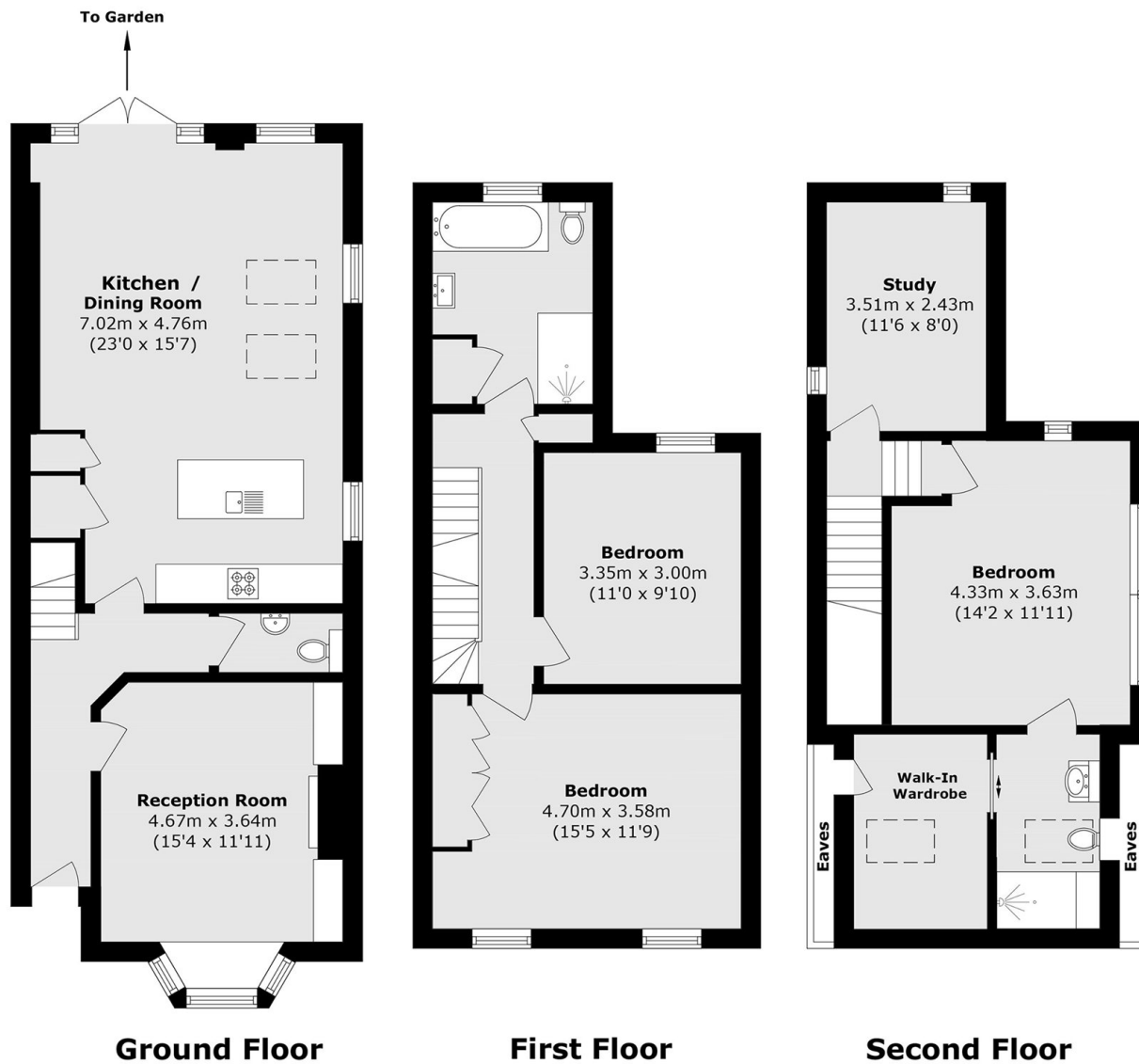
- Four Double Bedrooms
- Two Bathrooms
- Detached
- South Facing Garden
- Holy Trinity Catchment
- Underfloor Heating







# Effra Road, London, SW19



Total area (approx.): 141.7 sq. m (1525.2 sq. ft)  
(Excluding Eaves)