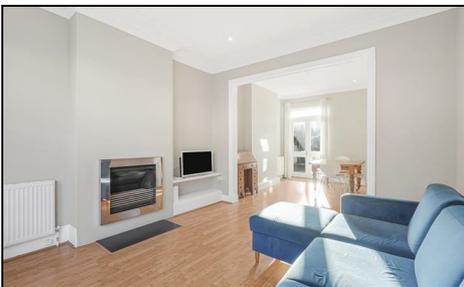


## Clarence Road Wimbledon, SW19 8QE

**£1,300,000 Freehold**

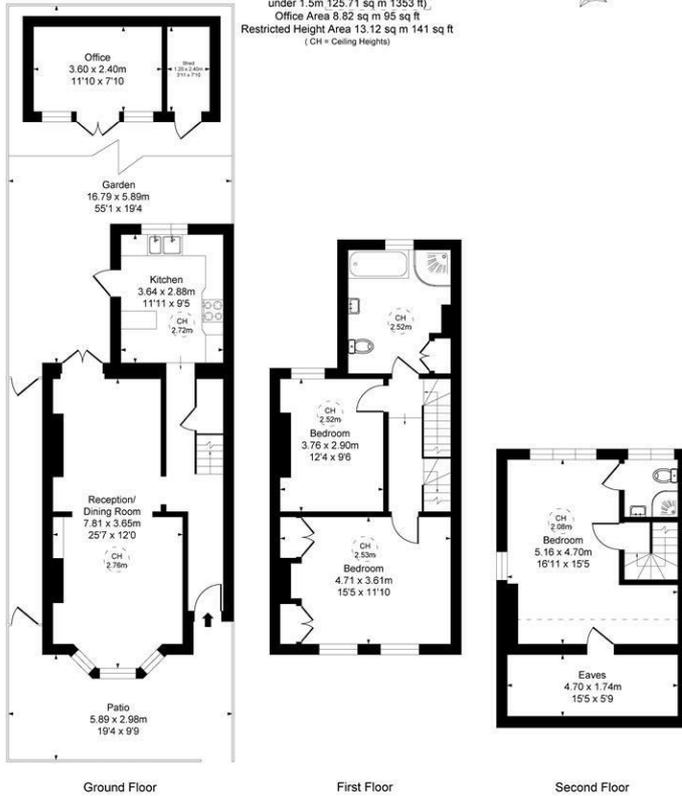


A well-presented three bedroom, two bathroom, Victorian Semi-Detached house presented in superb condition throughout. Occupying a coveted position at the top of Clarence Road and set within the highly sought after South Park Gardens area of Wimbledon, close to the Town Centre as well as the Ofsted rated 'Outstanding' Holy Trinity School.

The property offers a generously proportioned double length reception room, leading to the fitted kitchen with doors out to an immaculately maintained south-facing rear garden with a fully functioning studio perfect for a home office. The first floor comprises two generous double bedrooms and a large family bathroom, while the converted loft provides a well-appointed double bedroom with en-suite shower room with ample storage. A perfect family home in a prestigious location with side access and potential to extend STPP.

VIEWINGS COMMENCE SATURDAY 7TH MARCH.

Clarence Road, Wimbledon, SW19  
 Approximate Gross Internal Area  
 138.83 sq m / 1494 sq ft  
 (Excluding office and restricted height  
 under 1.5m 116.89 sq m 1256 ft)  
 (Excluding office and including restricted height  
 under 1.5m 130.01 sq m 1399 ft)  
 (Including office and Excluding restricted height  
 under 1.5m 125.71 sq m 1353 ft)  
 Office Area 8.82 sq m 95 sq ft  
 Restricted Height Area 13.12 sq m 141 sq ft  
 (CH = Ceiling Heights)



This plan is not to scale, it is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Victorian Semi-Detached House
- Three Bedrooms
- Two Bathroom
- Through Reception Room
- Covetable Position - South Park Gardens End of Road
- Highly Sought After Local Schools
- South-Facing Garden With Studio
- Fantastic Commuter Routes
- EPC Rating - D
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
100-92	A		
91-81	B		
80-68	C		
67-55	D	65	
54-48	E		
47-35	F		
34-22	G		
1-10			

EU Directive  
 England & Wales

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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

