Ellisons

Wimbledon
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Clarence Road
Wimbledon, SW19 8QB

£1,000,000 Freehold









Located within the highly desirable South Park Gardens Grid of Wimbledon, a three double bedroom, two bathroom Victorian terraced family home, offered to the market with no onward chain. Situated within close proximity of the Oftsed "Outstanding" rated Holy Trinity Primary School, and equidistant to both Wimbledon Town Centre, Mainline Train Station and the Northern Line Tube.

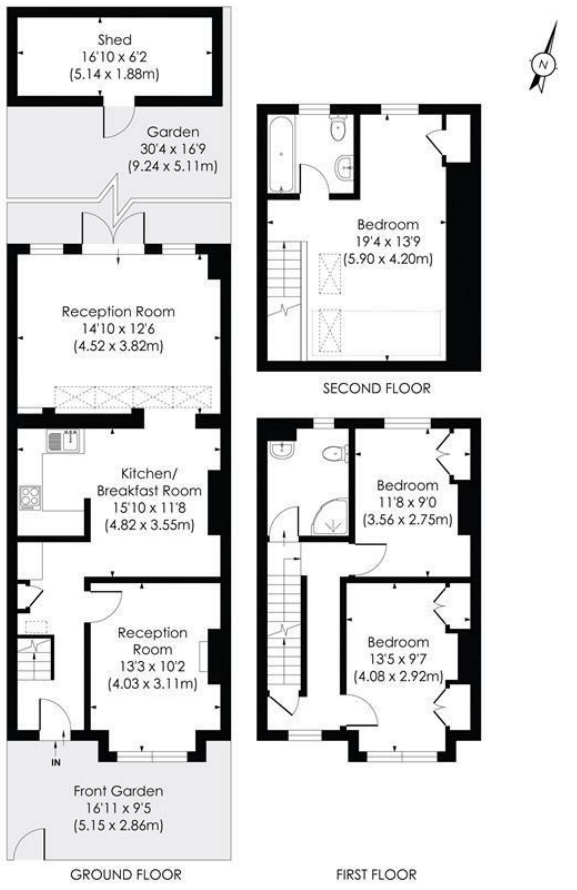
Comprising both a separate front reception and kitchen/dining area on the ground floor, with an additional spacious reception at the rear. Doors open out onto a private garden with a large shed for storage. Upstairs are two double bedrooms (both with built-in wardrobes), a family bathroom and the loft has been extended to create a third double bedroom with an ensuite bathroom.

This is a brilliant opportunity to put your mark on a South Park Gardens property in one of Wimbledon Town's most sought after roads.

CLARENCE ROAD, SW19

Approx. Gross Internal Floor Area

1267 Sq. ft/117.72 Sq. m (Incl. RHH)
1185 Sq. ft/110.08 Sq. m (Excl. RHH)



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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 approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



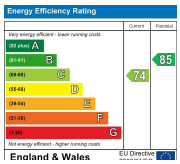












- Terraced Victorian Family Home
- Three Double Bedrooms
- Two Bathrooms
- Two Receptions
- Desirable 'South Park Gardens' Location
- Close to Outstanding Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E

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

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Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019