

## Clarence Road Wimbledon, SW19 8QB

£900,000 Freehold



A rarely available two double bedroom Victorian terraced family house is located in the sought after South Park Gardens area of Wimbledon, close to excellent transport links, local schools and amenities. A well presented open plan kitchen/diner, two double bedrooms, family bathroom and reception room. Offering superb extension potential both on the ground floor and in to the loft (subject to the usual permissions and consents) allowing any buyer a wonderful opportunity to put their own stamp on a house. As properties in this area are highly sought after an early viewing is highly recommended.

## CLARENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 745 SQ FT - 69.20 SQ M  
(EXCLUDING STORE)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Victorian Family House
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Reception Room
- Superb Extension Potential (STPP)
- Sought After Location Close To Town & Station
- Beautiful Period Features
- Freehold
- EPC Rating - C
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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