## Ellisons

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£900,000 Freehold





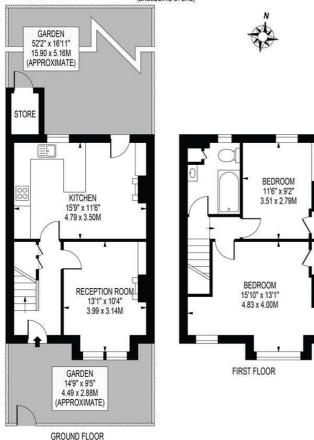




A rarely available two double bedroom Victorian terraced family house is located in the sought after South Park Gardens area of Wimbledon, close to excellent transport links, local schools and amenities. A well presented open plan kitchen/diner, two double bedrooms, family bathroom and reception room. 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)





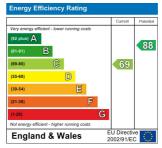
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, EXQUIRIES AND FULL SURVEY AS TO THE CORRECTINESS OF EACH STATEME ANY AREAS MEASUREMENTS OR DISTANCES QUICTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- · 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









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





