



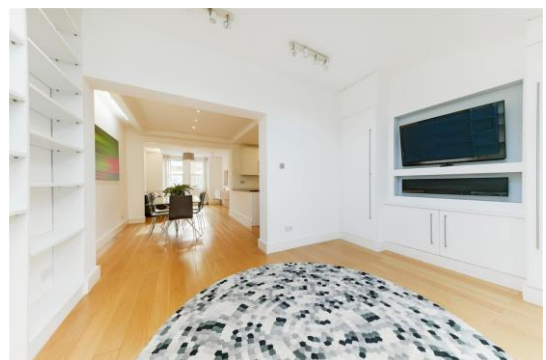
Clarence Road, Wimbledon
£900,000

Summary

Brinkley's Estate Agents are delighted to offer this fully extended Victorian, family home located within the sought-after South Park Gardens area of Wimbledon. This stunning, terraced house has been finished to a very high specification. Storage facilities have been carefully thought out and cleverly built throughout the house and natural lighting fitted in order to brighten the house up as much as possible to a natural effect.

All other finishes to the property have been carefully been thought out with ergonomic heating radiators assuring an even distribution of heat, sound proofed party walls, etc. Comprising an open-plan, ground floor front reception room, leading to an open-plan kitchen / dining area then to a further reception area with bi-folding doors leading out to private garden. The

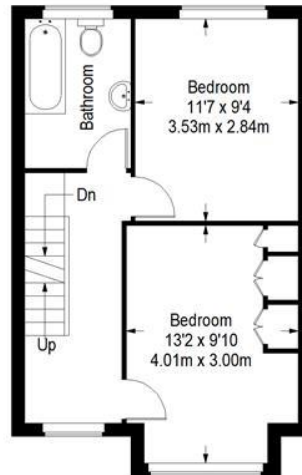
first floor comprises two double bedrooms (built-in wardrobe) and a modern, family bathroom; and finally the loft has been converted into a large double bedroom serviced by a modern shower room. There are built-in electronics throughout the house, which include a built-in speaker system, while further benefits include no onward chain, priority catchment for Holy Trinity School and being within close proximity to Wimbledon mainline station/Tube/Tram, great bus/road links and the town's shops, restaurants and social facilities. To view please contact Brinkley's Estate Agents on 0208 944 2918. Sole Agents.



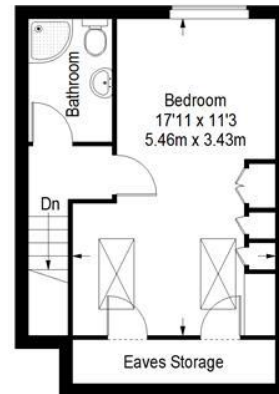
Clarence Road, SW19




Ground Floor = 548 sq ft



First Floor = 372 sq ft



**Second Floor = 284 sq ft
(Including Eaves Storage)**

 = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 548 sq ft / 50.91 sq m
 FIRST FLOOR = 372 sq ft / 34.56 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 255 sq ft / 23.69 sq m
 (Reduced Headroom) = 29 sq ft / 2.69sq m
 Total = 1204 sq ft / 111.85 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

