



Effra Road, Wimbledon SW19 8QA

Guide Price £1,095,000 Freehold

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- EPC EER E
- Period Detached House
- 36' South Facing Rear Garden

- Excellent Condition Throughout
- Private Side Access
- South Park Gardens Location



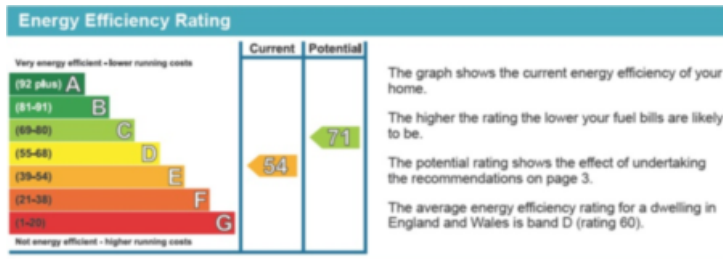
Property Details

A superbly presented four double bedroom period detached house situated within this popular tree lined residential road in the desirable South Park Gardens area of Wimbledon. The property is conveniently situated 0.8 miles from Wimbledon Mainline station, 0.6 miles from the Northern line tube and approximately 0.3 miles from the highly regarded Holy Trinity C of E Primary School which is rated outstanding by ofsted (2103).

This spacious home boasts 1571 SQFT of floor space, benefits from a 36' landscaped south facing rear garden with side access, extended living space to the ground floor and with excellent decor throughout & a modern design we feel this property would make an ideal family home.

The accommodation comprises master bedroom with bespoke range of fitted wardrobes, two en-suite bedrooms each with well-appointed shower rooms, fourth double bedroom, three piece family bathroom suite with thermostatic shower over bath, easily accessible eaves storage, 23' bay fronted double reception room with oak flooring, extended living space creating a bright dining/ lounge area, a fully fitted modern kitchen and a well-stocked private rear garden.

Further afield the property enjoys easy access to the local Virgin gym, Sainsbury local, Quicks road recreational grounds and the Haydons Road Thameslink station providing access to the city.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 939	✓
2 Solar water heating	£4,000 - £6,000	£ 153	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 816	✓

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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1571 SQ FT 145.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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