



### South Park Road, Wimbledon SW19 8SZ

Guide Price £1,195,000 Freehold

4 2 3

- EPC EER E
- Period Semi-Detached House
- Highly Desirable South Park Gardens Area

- 0.5 Miles from Wimbledon Mainline Station
- 0.2 Miles from Holy Trinity C of E Primary School
- 1615 SQFT of Floor Space



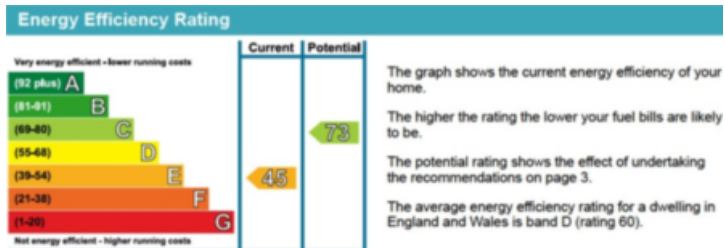
## Property Details

A well-presented four double bedroom Victorian semi-detached house situated within this popular residential road in the heart of the South Park Gardens area of Wimbledon. Conveniently located the property is situated 0.5 miles from Wimbledon mainline station & District line tube, 0.4 miles from South Wimbledon Northern line tube and 0.2 miles from Holy Trinity C of E primary school (Ofsted 'Outstanding').

This bright & spacious home boasts 1615 SQFT of floor space, benefits from a well-stocked rear garden with side access, has ample living space and with the pretty grade II listed South Park Gardens moments from the front door we feel this property would make an ideal family home.

The accommodation comprises master bedroom with large array of built in wardrobes, loft bedroom with an en-suite shower room & eaves storage, two further double bedrooms, three piece family bathroom suite, a 26' double reception room with a feature fireplace, separate dining room/ study, modern fitted kitchen, conservatory extension and a 63' private rear garden with the benefit of side access.

Further afield the property benefits from a wide range of shops, bars & restaurants and a choice of leisure facilities and local gyms.



**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	£ 1,146	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 567	✓
3 Solar water heating	£4,000 - £6,000	£ 138	✓

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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1615 SQ FT 150 SQ METRES



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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