



EFFRA ROAD

Wimbledon, SW19



CHARMING FAMILY RESIDENCE

An incredible semi-detached period property offering five-bedrooms and three bathrooms, located in the heart of Wimbledon town centre opposite Holy Trinity primary school.



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Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £1,575,000



ABOUT THE PROPERTY

Introducing a captivating semi-detached family home that unfolds across three beautifully designed levels, the ground floor offers a light-filled open-plan extension to the rear flowing effortlessly into the peaceful rear garden. The ground floor also offers a welcoming front reception room complete with bespoke fitted storage, complemented by a practical utility room and convenient cloakroom. Upstairs, the first floor offers a large landing area and three comfortably appointed bedrooms leading to a spacious loft extension and the principal bedroom with its own ensuite along with a second spacious double bedroom.

Please note, some imagery is CGI.







Approximate Gross Internal Area = 160.4 sq m / 1727 sq ft
 Reduced Headroom / Eaves = 10.6 sq m / 114 sq ft
 Total = 171.0 sq m / 1841 sq ft

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. (ID767266)

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