



FISHPONDS ROAD, SW17  
**£800,000 FREEHOLD**

## A SEMI DETACHED FOUR BEDROOM FAMILY HOME.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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#### **DESCRIPTION:**

**An opportunity to acquire a semi detached period family home on one of Tooting's prime roads. The property offers great potential to extend. The ground floor currently comprises, large living room, separate dining room adjacent, galley style kitchen. The first floor has two superb double bedrooms, one single bedroom and a family bathroom. the second floor offers a further double bedroom. Externally the rear garden is mainly paved and has side access for off street parking. This property would make a fantastic family home with its fantastic location and potential to expand the current footprint.**

**Fishponds Road is a stones throw away from the many shops, bars & restaurants of Tooting High Street with great proximity to local schools and the vast transport links of Tooting Broadway and Tooting Bec. Wandsworth and Tooting Bec Common are also within walking distance.**





# Fishponds Road, SW17

Approx. Gross Internal Floor Area 1273 sq. ft / 118.28 sq. m (Including Eaves)  
Approx. Gross Internal Floor Area 1160 sq. ft / 107.74 sq. m (Excluding Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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