



SELLINCOURT ROAD, SW17
£1,200,000 FREEHOLD

A STUNNING FOUR BEDROOM VICTORIAN FAMILY HOME.

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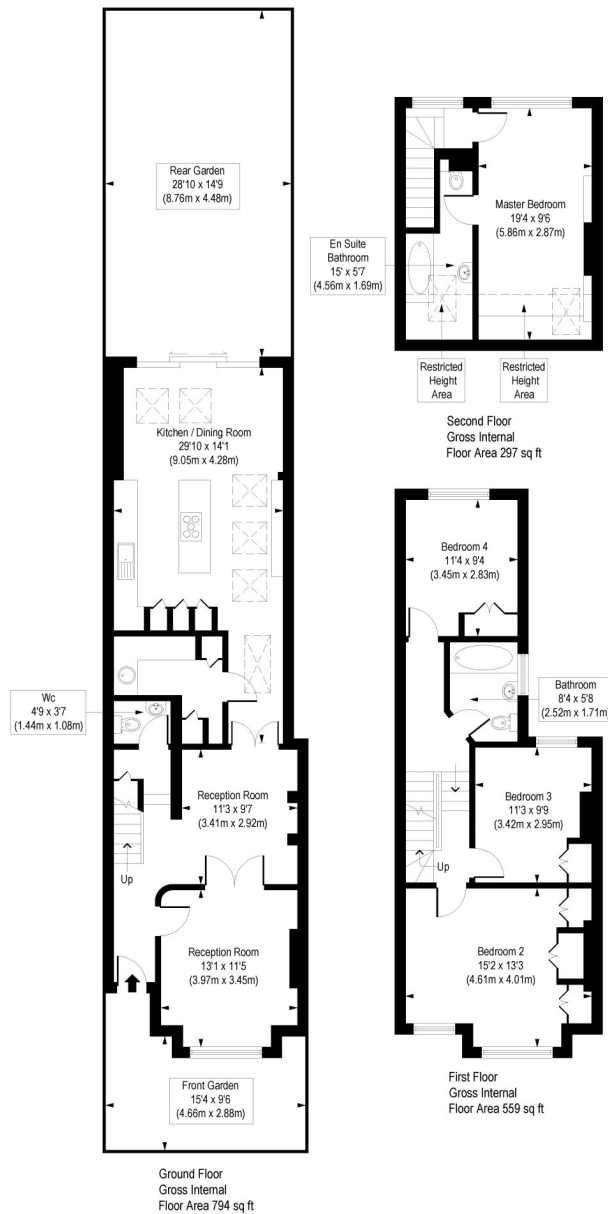
DESCRIPTION:

We are delighted to introduce to the market a four bedroom Victorian terraced house with a South facing garden. With an extension on the ground floor as well as into the loft this property now boasts in excess of 1,600 square feet, tastefully presented throughout melding an abundance of character with some contemporary touches. The ground floor comprises an elegant reception room with a stunning feature fireplace, sash windows and plantation shutters. Towards the rear of the ground floor is a magnificent extended kitchen with plenty of space for dining and entertaining. The kitchen has been cleverly designed to incorporate a separate utility room. Sliding doors lead directly out onto a sunny south facing garden which also has integrated garden lighting perfect for alfresco dining. On the ground floor you will also find a separate WC and cloakroom. Arranged on the first floor is the Master bedroom with fitted wardrobes, two further bedrooms each with fitted wardrobes and a stylish family bathroom suite. On the top floor of this charming family house hosts the fourth double bedroom with a well presented en-suite. Sellincourt Road is a quiet, handsome tree lined street close to two highly regarded schools; Sellincourt Road School and Tooting Primary, as well as this the property is located only moments away from all of Tooting's associated amenities such as Northern Line Tube, Overland Rail Services, shops, cafés and bars.



Sellincourt Road, SW17

Approx. Gross Internal Area 1650 sq. ft / 153.34 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Area 1592 sq. ft / 147.92 sq. m (Excluding Restricted Height Area)



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.