



ESWYN ROAD, SW17
£950,000 FREEHOLD

**A CHARMING EXTENDED FAMILY HOUSE
SITUATED ON A BEAUTIFUL QUIET ROAD.**

Tooting | 020 8767 5221 | tooting@winkworth.co.uk



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DESCRIPTION:

A charming four double bedroom family home which has been beautifully extended and maintained by the current owner whilst retaining many original period features throughout. The elegant reception room is beautifully presented with a large bay window allowing plenty of natural light to flow through. To the back of the property is the amazing extended kitchen with integral appliances and a large breakfast bar. Bi folding doors lead you on to the wonderful garden which is partly paved and partly artificial grass. The ground floor also boasts a utility room and WC.

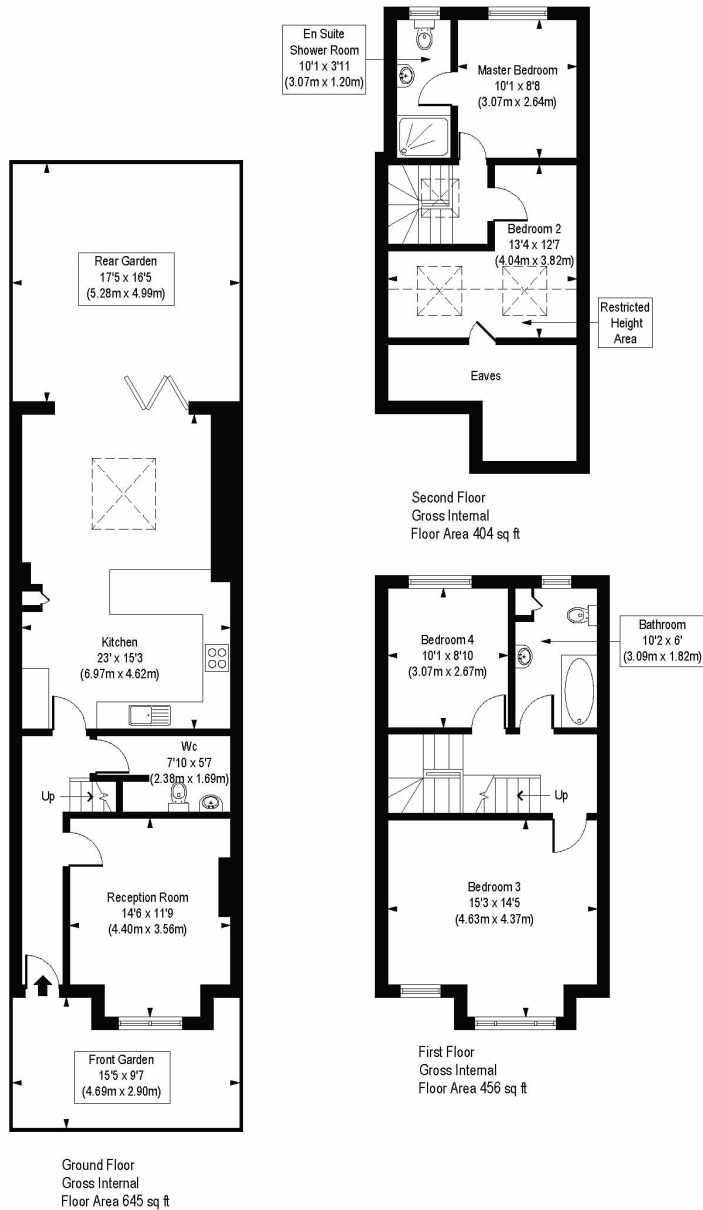
On the first floor, there are two bedrooms and a contemporary family bathroom. The loft comprises two further bedrooms with a large en-suite bathroom.

Eswyn Road is perfectly located to benefit from the many local shops and restaurants and the wide open spaces of Tooting Common. Access into the City and north of the river can be achieved from either Tooting Bec or Tooting Broadway underground stations (Northern Line).



Eswyn Road, SW17

Approx. Gross Internal Area 1505 sq. ft / 139.78 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Area 1363 sq. ft / 126.59 sq. m (Excluding Restricted Height Area & 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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