



HOLDERNESSE ROAD, SW17
£950,000 FREEHOLD

AN EXCITING OPPORTUNITY TO PURCHASE THIS WONDERFUL FAMILY HOUSE SITUATED WITHIN A SHORT WALKING DISTANCE TO TOOTING BEC TUBE LINE IN NEED OF UPDATING.

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DESCRIPTION

An exciting opportunity to purchase this wonderful family house situated within a short walking distance to Tooting Bec Tube line in need of updating. The current layout consists of two well-proportioned reception rooms, a hallway leads to the kitchen/dining room. The property has the added benefit of a basement.

The first floor consists of two generous double bedrooms, with the master at the very front of the house boasting large windows to look out onto the pretty tree lined street. You will also find a larger than average separate family bathroom and separate shower room on this floor. Stairs lead to the second floor where you will find a further double bedroom and good sized cupboard.

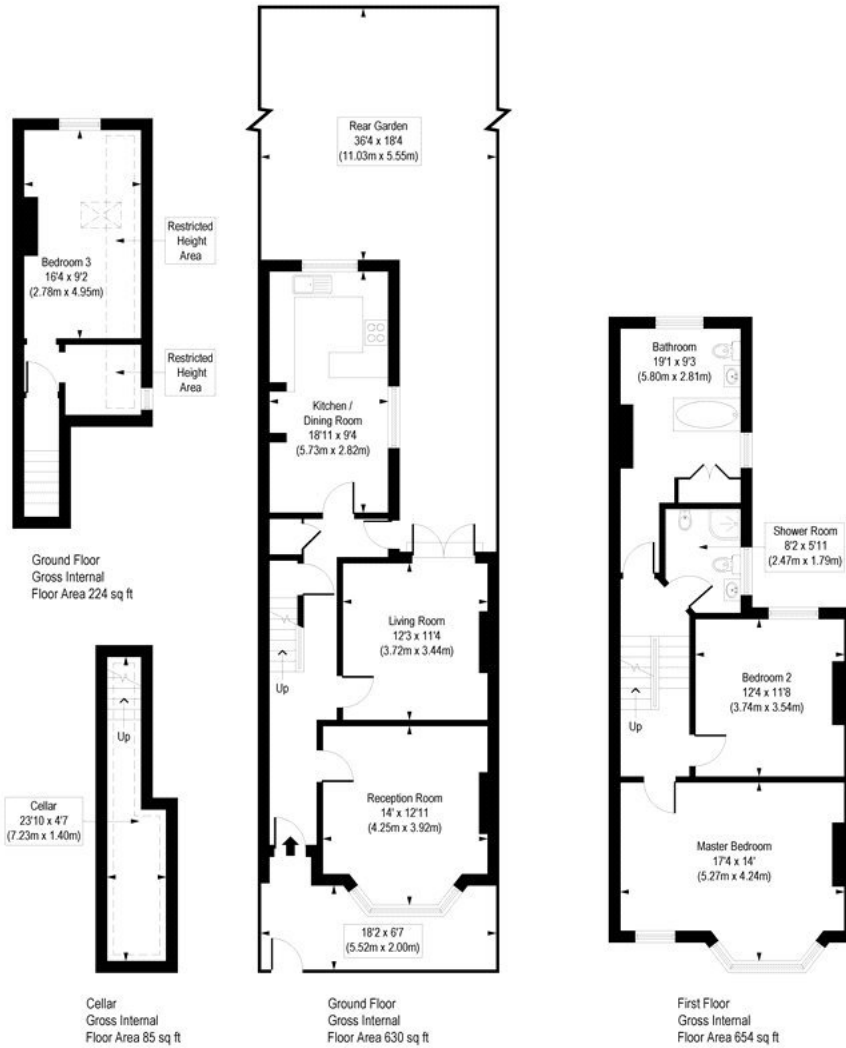
Outside, the established garden is very private, offering further potential to landscape to your own requirements. This wonderful home offers a unique opportunity to create an exceptional family home with potential to extend into the loft and ground floor subject to the necessary planning.

Holderness Road is ideally situated just a very short walk away from Tooting Bec underground station, as well as the green open spaces of Tooting Bec Common and all local shops and amenities. Offered with no onward chain.



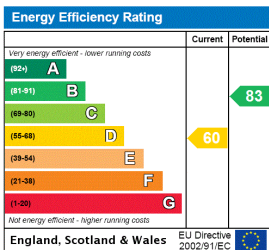
Holderness Road, SW17

Approx. Gross Internal Floor Area 1593 sq. ft / 148.12 sq. m (Including Restricted Height Area & Cellar)
 Approx. Gross Internal Floor Area 1448 sq. ft / 134.57 sq. m (Excluding Restricted Height Area & Cellar)



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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