



GASSIOT ROAD, SW17
£975,000 FREEHOLD

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

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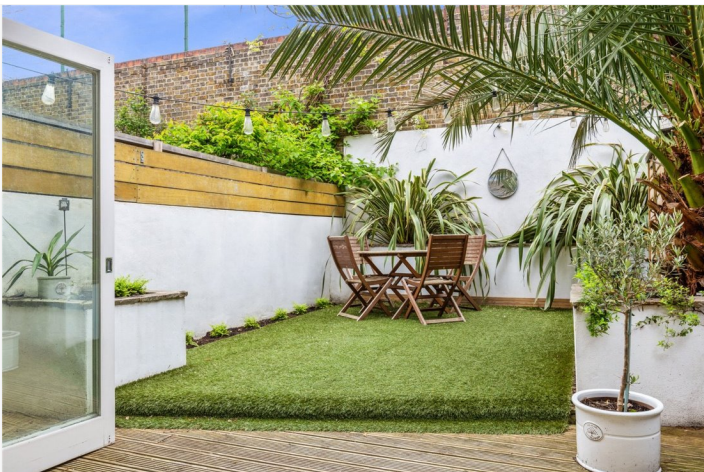
DESCRIPTION

A charming extended family house situated on a beautiful quiet road. The current owners have sympathetically renovated this beautiful Victorian house to a high standard whilst retaining many original features. The property consists of a wide entrance hall which leads into the sitting room at the front of the house. The rear of the house has been extended to create a wonderful family room at the rear with bi-folding doors and shaker style kitchen at the heart of the house. There is a large understairs cupboard leading off the kitchen.

The first floor offers a beautiful family bathroom, gorgeous large double bedroom at the front and further bedrooms and study area at the rear. The loft has been fully extended and offers two further double bedroom with separate shower room and access to ample storage in the eaves.

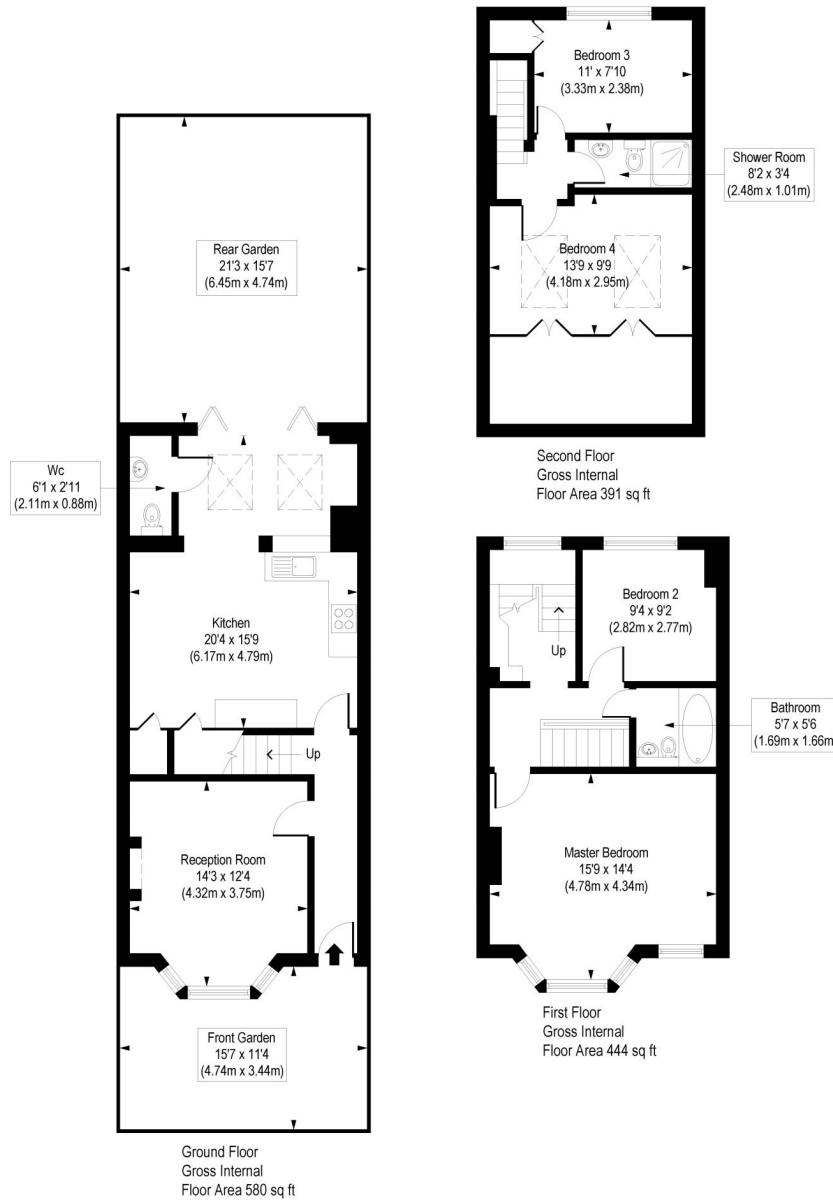
Outside, there is a gorgeous low maintenance garden, laid to astroturf with established borders.

Gassiot Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous Tooting Markets. The properties' location further benefits from being within a short walk of Tooting Bec Common and ideally located within the catchment area of several popular and highly regarded schools and nurseries. The house is future-proofed and would make a fantastic family home for decades to come.



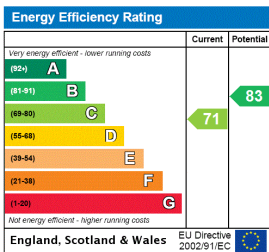
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Approx. Gross Internal Floor Area 1415 sq. ft / 131.49 sq. m



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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