



LINKS ROAD, SW17
£800,000 FREEHOLD

A WELL PRESENTED THREE DOUBLE BEDROOM HOUSE.

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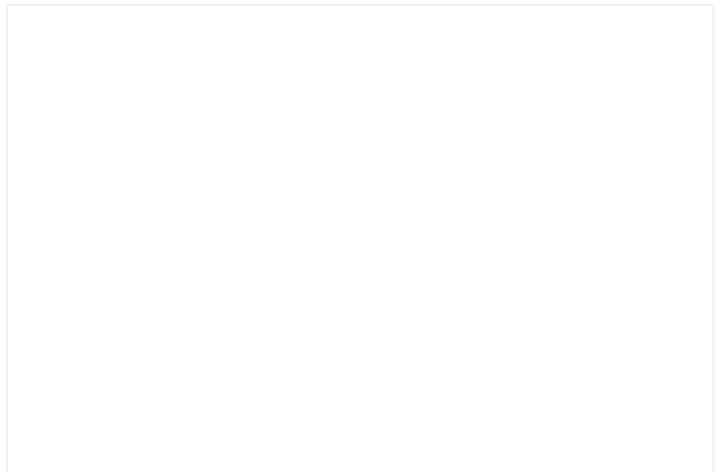


DESCRIPTION:

We are delighted to present this charming three-bedroom terraced house on Links Road. The ground floor welcomes you with a bright and spacious double reception/dining room that seamlessly flows into an open plan kitchen. Step out to the private south-facing garden at the rear, perfect for enjoying sunny days. Upstairs, you'll find two ample double bedrooms and a family bathroom for your comfort. The loft has been cleverly converted into an additional double bedroom and bathroom, providing extra space.

Located on the picturesque Links Road in sought-after Tooting, SW17, this home is conveniently close to Tooting Rail Station (City Thameslink) and is surrounded by excellent primary and secondary schools. Offered with no onward chain.

Disclaimer: These photos were taken in June 2023




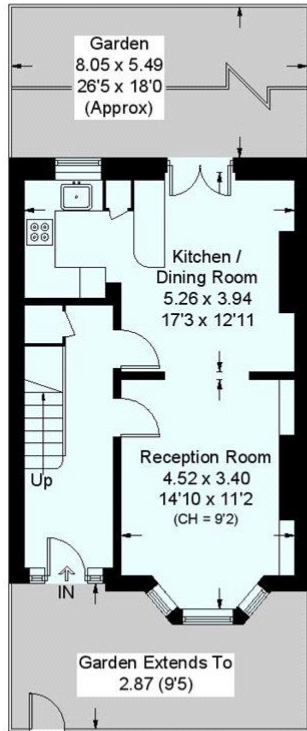
Links Road, SW17

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft
(Including Reduced Head Height)

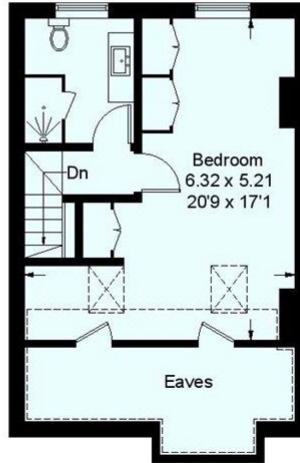
Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft
(Excluding Reduced Head Height)



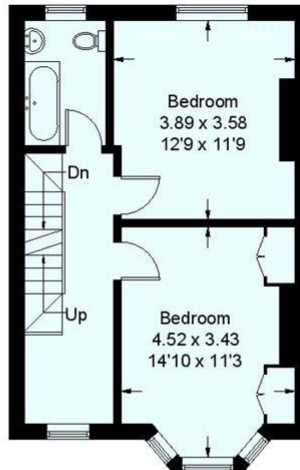
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
42.4 sq m / 456 sq ft



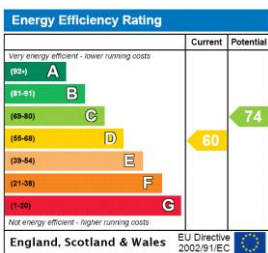
Second Floor
43.1 sq m / 464 sq ft
(Including Reduced Head Height)



First Floor
42.9 sq m / 462 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID443687)

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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