



GASSIOT ROAD, LONDON, SW17
£1,000,000 FREEHOLD

**A CHARMING FULLY EXTENDED FOUR BEDROOM FAMILY
HOUSE SITUATED ON A BEAUTIFUL QUIET ROAD**

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SOLD CHAIN FREE - 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 full width bi-folding doors and the bespoke kitchen at the heart of the house. There is a large understairs cupboard leading off the kitchen. Large flagstones and an exposed brick wall seamlessly continue from the inside of the house outside, where there is a stunning landscaped garden. To the rear is a built in seating area with extra storage underneath.

The first floor offers a beautiful family bathroom, gorgeous large double bedroom at the front and two further bedrooms at the rear. The loft has been fully extended and offers a generous double bedroom with separate shower room and access to ample storage in the eaves. 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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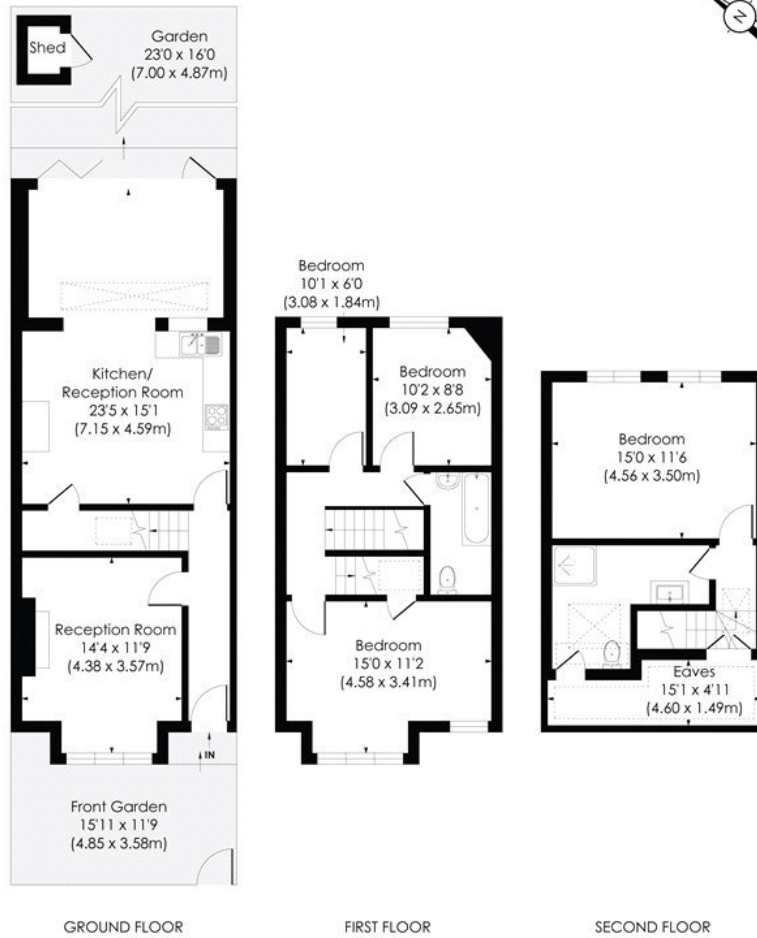
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GASSIOT ROAD, SW17

Approx. Gross Internal Floor Area

1428 Sq. ft/132.67 Sq. m
Including eaves

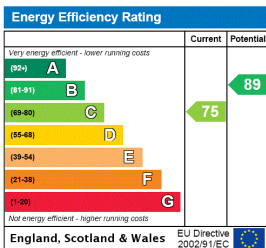


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