



Eswyn Road, SW17

£900,000 Freehold



A charming four double bedroom family home which has been beautifully extended and maintained to a high standard 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.

KEY FEATURES

- Victorian House
- Four Bedrooms
- Two Bathrooms
- Quiet Residential Road
- Chain Free
- 1437 sqft



Tooting

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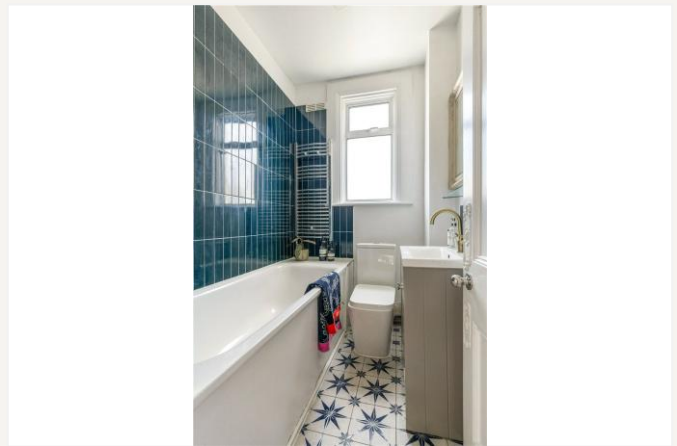


To the back of the property is the amazing extended kitchen with a separate dining room which is all open plan. From here is direct access to the wonderful garden which is partly paved and partly artificial grass. The ground floor also boasts a WC.

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

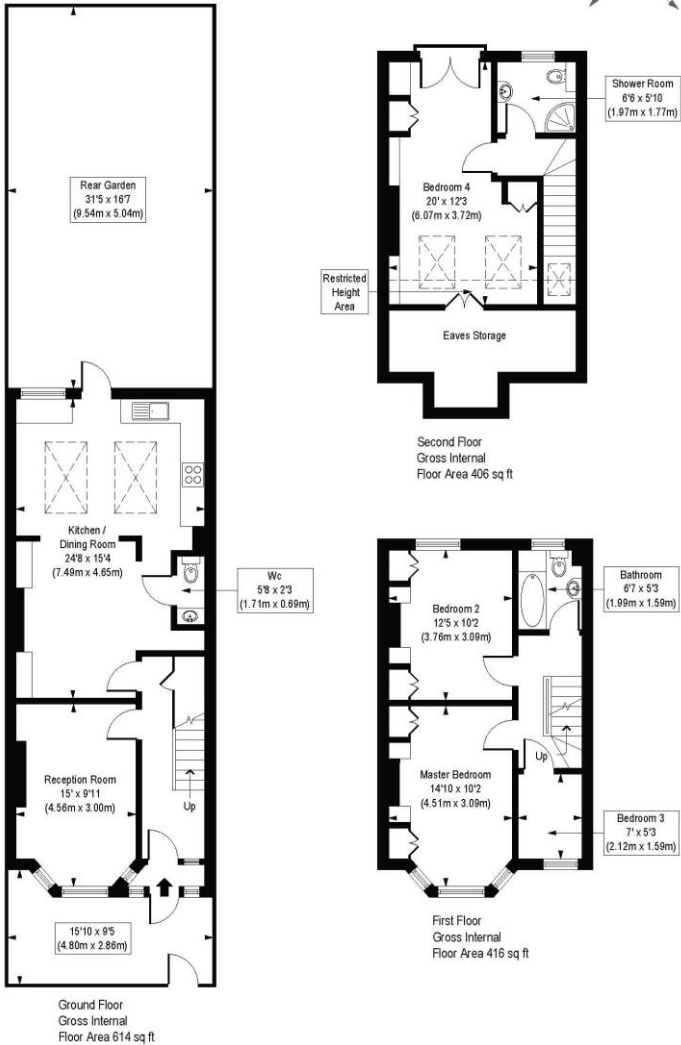
Eswyn Road is perfectly located to benefit from the many local shops and restaurants and the wide open spaces of Tooting Common. Access into the City and north of the river can be achieved from either Tooting Bec or Tooting Broadway underground stations (Northern Line).





Eswyn Road, SW17

Approx. Gross Internal Floor Area 1437 sq. ft / 133.49 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1306 sq. ft / 121.35 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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