



Nimrod Road, SW16

£600,000 *Freehold*



A charming three-bedroom house offers well-proportioned accommodation, a substantial private rear garden and fantastic potential for buyers looking to create their ideal family home.

KEY FEATURES

- Modern Family Home
- Chain Free
- Arranged Over Two Floors
- Three Bedrooms
- Reception Room
- Open Plan Kitchen With Dining Space
- Conservatory



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Presented in good condition throughout, the property has been well maintained and offers an excellent opportunity for some cosmetic updating and redecoration to suit individual tastes. The ground floor comprises a bright and welcoming reception room, a generously sized kitchen with ample space for dining, a conservatory overlooking the garden and a family bathroom.

Upstairs, the property boasts three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring a home office. Additional storage further enhances the practicality of the home.

A particular highlight is the impressive private rear garden, extending to approximately 52 feet in length. This wonderful outdoor space provides plenty of room for entertaining, gardening or relaxing, with excellent potential for further landscaping.





Extending to approximately 857 sq. ft., the property offers a fantastic opportunity for buyers seeking a comfortable home with scope to personalise and enhance over time. Nimrod Road is ideally positioned within the popular Furzedown neighbourhood, an area particularly sought after by families due to its excellent selection of local schools. The property is moments from the highly regarded Graveney School, rated Outstanding by Ofsted, as well as Penwortham Primary School, also rated Outstanding, and Furzedown Primary School, rated Good. This fantastic choice of nearby educational facilities makes the location especially appealing to families.

The property also benefits from easy access to the vibrant amenities of Tooting and Streatham, with an array of independent cafés, restaurants, shops and local conveniences. Excellent transport connections are available from Tooting railway station and nearby Underground services, while the green open spaces of Tooting Bec Common provide a wonderful setting for outdoor recreation.

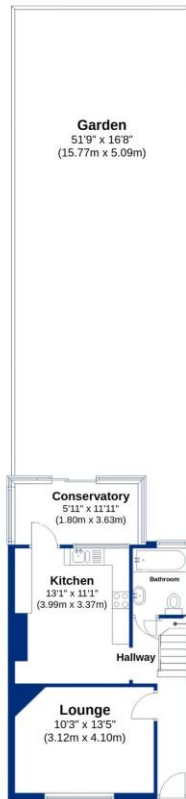
Nimrod Road

Total area: approx. 857.4 sq. feet (79.7 sq. metres)



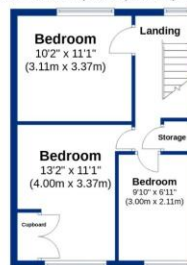
Ground Floor

Approx. 464.0 sq. feet (43.1 sq. metres)
(excluding Garden)



First Floor

Approx. 393.4 sq. feet (36.5 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 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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