



Ansell Road, SW17

£885,000 *Freehold*

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A charming three-bedroom house with a large garden in Tooting close to amenities and transport links.

#### KEY FEATURES

- Expansive House Arranged Over 3 Floors
- Three Double Bedrooms
- Two Family Bathrooms & Downstairs W/C
- Private Garden
- Outdoor Studio
- Excellent Transport Links & Amenities



**Tooting**

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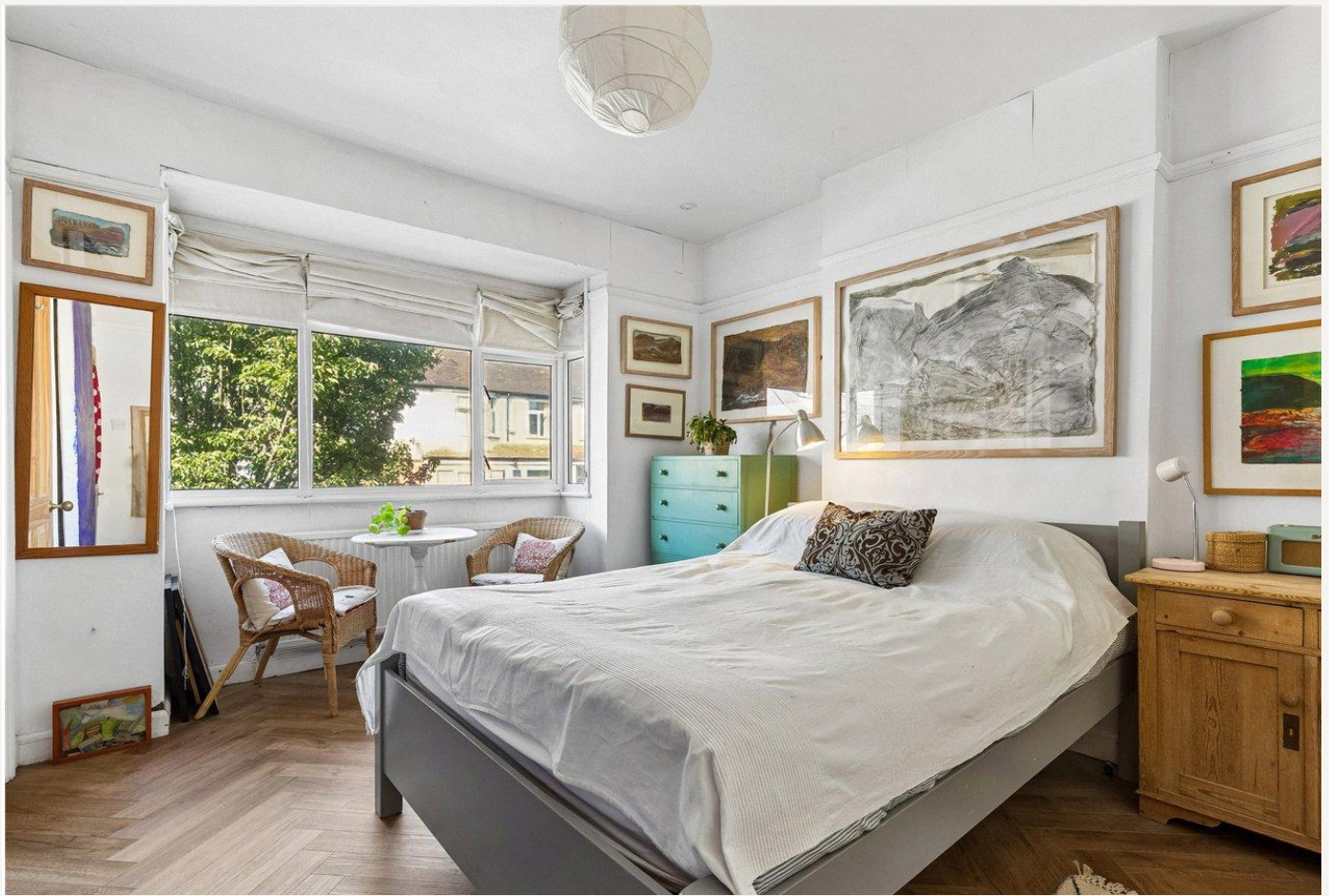
for every step...



Boasting 1726 sqft (including outbuilding)., this house has been beautifully refurbished to a high standard and is well presented throughout. The property comprises a sweet front garden leading through to the entrance of the home, with a large, spacious open plan living room and modern kitchen at the back leading on to a private garden, and a guest WC on the ground floor. The property also benefits from a studio room in the garden, the perfect space to make your own.

A further two double bedrooms both featuring ensuite bathrooms are arranged over the first floor of the house. With cozy and modern interiors, the first floor also has lovely views of the front and back gardens. The master bedroom takes up the second floor, offering a bright and airy space with large skylights, a reading nook, and excellent eaves storage.

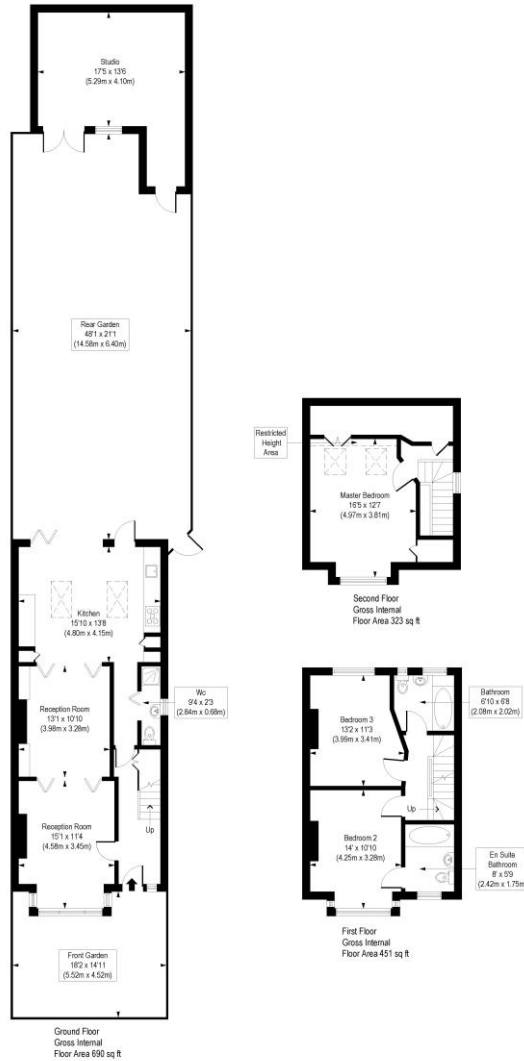




Ansell Road is conveniently situated between Wandsworth Common and Tooting Bec. The open spaces of Wandsworth Common and Tooting Common are both within close proximity and the vibrant Bellevue Road with its cafes, restaurants and shops is also a short walk away. Balham and Tooting are close by, providing varied shopping and entertainment options. There are excellent transport links with multiple bus routes available locally. Tooting Bec station only a short distance away providing direct access to the City and West end.

## Ansell Road, SW17

Approx. Gross Internal Floor Area 1726 sq. ft / 160.39 sq. m (Including Restricted Height Area & Studio)  
Approx. Gross Internal Floor Area 1382 sq. ft / 128.38 sq. m (Excluding Restricted Height Area & Studio)



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.

### MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** To be confirmed.

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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