

Fishponds Road, SW17

4 2 2

£895,000 *Freehold*

Situated on the popular Fishponds Road, this substantial four-bedroom terraced house presents an exciting opportunity for buyers looking to create a wonderful family home in a sought-after Tooting location. Offering approximately 1,301 sq. ft. of accommodation arranged over three floors, the property benefits from generous proportions, versatile living space and excellent potential for modernisation and improvement.

KEY FEATURES

- Period House
- Chain Free
- Arranged Over Three Floors
- Four Bedrooms
- 1,301 Sq. Ft.
- Reception Room
- Separate Kitchen





Tooting

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The ground floor comprises a welcoming entrance hallway leading to a spacious front reception room, offering an excellent setting for relaxing and entertaining. To the rear is a separate kitchen, a family bathroom and a well-proportioned bedroom, which could equally serve as an additional reception room, dining room or home office, depending on individual requirements.

The first floor offers two generous double bedrooms, a shower room and a separate study, providing practical and flexible accommodation. The second floor accommodates a further spacious double bedroom, creating an ideal principal bedroom or guest suite. Externally, the property benefits from a particularly generous private rear garden, measuring approximately 33 feet in length, offering plenty of space for outdoor dining, entertaining and gardening. A sizeable front garden further enhances the property's appeal.















Whilst the property offers comfortable proportions in its current configuration, there is fantastic scope for buyers to update the interiors and potentially reconfigure the accommodation to suit modern family living, subject to the necessary planning permissions and consents.

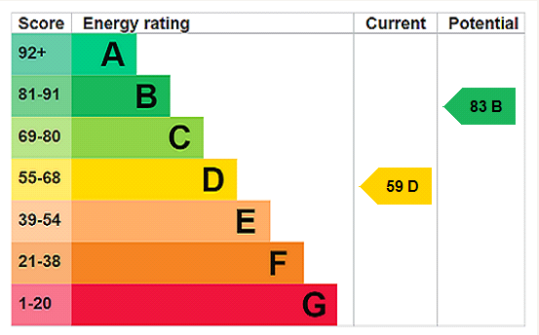
Fishponds Road is a popular residential road ideally positioned for the excellent amenities of Tooting, including its vibrant selection of independent cafés, restaurants, shops and popular markets. The property also benefits from convenient access to local transport connections, green spaces and a selection of schools. Offered to the market chain free, this is a fantastic opportunity to acquire a spacious family home with excellent potential in a desirable South West London location.

Fishponds Road

Approximate Gross Internal Area = 1288 sq ft / 119.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 13 sq ft / 1.2 sq m
Total = 1301 sq ft / 120.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



MATERIAL INFO

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

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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