



Thirsk Road, CR4

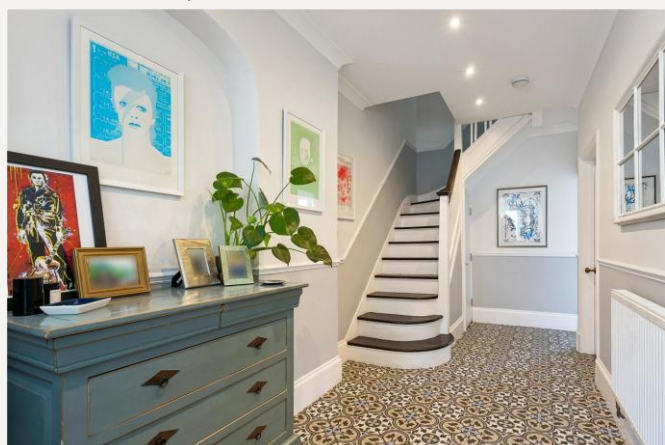
£850,000 *Freehold*

An exceptional four bedroom home effortlessly combines style and practicality, offering beautifully designed accommodation across three floors. On the ground floor, you are welcomed by an exceptionally wide, light-filled entrance hallway. To the front of the property is a spacious reception room, while to the rear is a bright and expansive kitchen/dining room. Thoughtfully designed, the kitchen features a central island, a large skylight, and ample storage, with doors opening onto a sunny south facing rear garden complete with a patio and a low-maintenance lawn.



KEY FEATURES

- Substantial Family House
- Four Bedrooms
- Two Bathrooms
- Fully Extended
- Beautifully Renovated to a High Standard
- Large Private Garden
- 1674 sqft
- Excellent Transport Links



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The first floor comprises three well-proportioned bedrooms, with the front bedroom benefiting from built-in wardrobes, along with a stylish family bathroom. Occupying the top floor is the impressive principal bedroom, which enjoys a contemporary en-suite bathroom and a useful eaves storage area, currently utilised as a home office.

The property benefits from two beautifully appointed bathrooms, both finished with high-quality traditional fixtures and fittings, offering excellent convenience for modern family living. This exceptional home perfectly balances character, comfort, and contemporary design.

Thirsk Road is a quiet residential street situated on the Tooting/Mitcham border, part of the London Borough of Merton. The area offers a mix of terraced, semi-detached, and some modern housing, making it popular with families and professionals. Thirsk Road is moments from Tooting Railway Thameslink and a short walk to Tooting Broadway for the numerous shops, bars and restaurants.



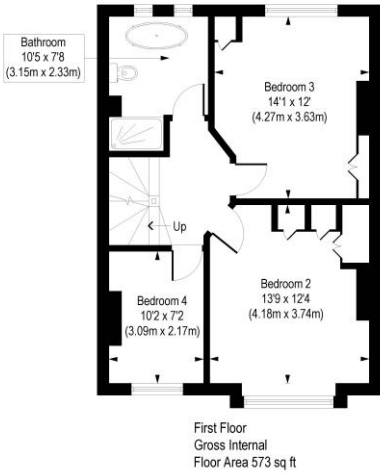
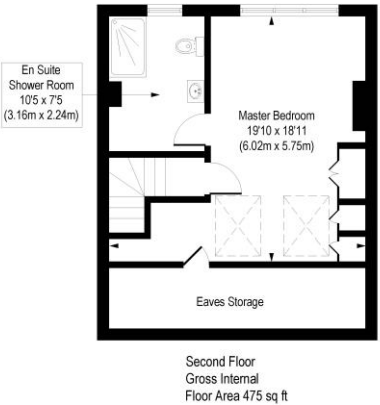
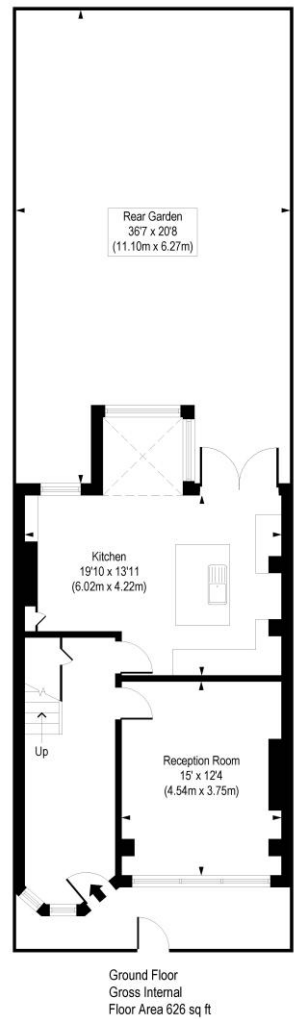


MATERIAL INFO

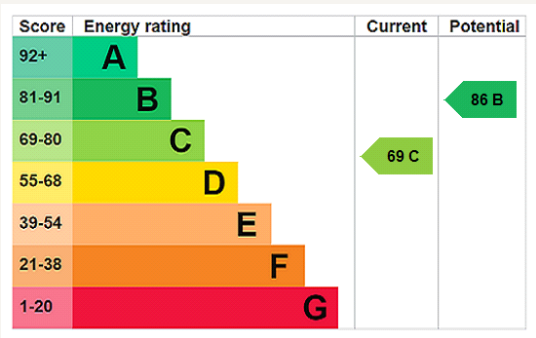
Tenure: Freehold
Council Tax Band: Band D
EPC rating: C

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Approx. Gross Internal Floor Area 1674 sq. ft / 155.52 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1572 sq. ft / 146.06 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.



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.