



Courtney Road, SW19

£825,000 *Freehold*



A stunning three-bedroom Victorian home situated on the highly desirable Courtney Road, SW19, offering approximately 987 sq. ft. of beautifully presented accommodation arranged over two floors.

KEY FEATURES

- Victorian Freehold House
- Reception Room
- 3 Double Bedrooms
- 1 Family Bathrooms
- Large Garden
- 987 sqft.
- Excellent Specification



Tooting

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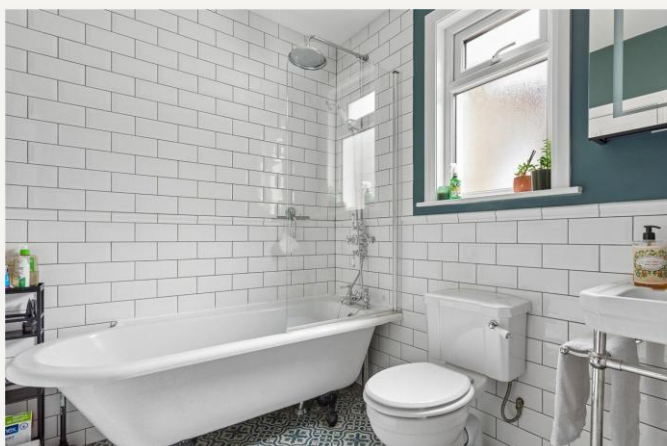
Winkworth

for every step...



Finished to an exceptionally high specification and maintained in excellent condition throughout, this impressive property combines stylish modern living with the charm and proportions of a period home. The ground floor features a generous front reception room with attractive bay windows, creating a bright and welcoming principal living space. To the rear is a superb modern kitchen, finished to a high specification with contemporary cabinetry and integrated appliances, with direct access onto the impressive rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a particularly spacious principal bedroom with bay window, alongside two further bedrooms and a beautifully appointed modern family bathroom. A major highlight is the substantial rear garden, extending approximately 43'4" x 17'6", offering an excellent private outdoor space with plenty of scope for entertaining, dining and relaxing. There is also substantial potential to extend both the side return and into the loft (STPP).





Presented in excellent condition throughout, with high-quality finishes, stylish interiors, and generous room proportions, this is a fantastic example of a modernised period home in a sought-after SW19 location. Courtney Road is well placed for local amenities, green spaces, and excellent transport links. The road also benefits from being in the catchment area for Singlegate Primary, an Ofsted Outstanding rated school, making this an ideal home for families and professionals alike.

Courtney Road, SW19
Approx. Gross Internal Floor Area 987 sq. ft / 91.69 sq. m



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		87 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.