



Gatton Road, SW17

£695,000 *Freehold*



A bright and spacious chain free three-bedroom family home offering generous living accommodation, charming character and a substantial south-west facing rear garden.

KEY FEATURES

- Period House
- Chain Free
- Arranged Over Two Floors
- Three Bedrooms
- Generous Double Reception Room
- Separate Galley Kitchen
- 1,072.4 sqft.



Tooting

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The ground floor boasts an impressive double reception room, offering an abundance of natural light and excellent space for both relaxing and entertaining. The generous proportions create a welcoming atmosphere, while the separate galley kitchen provides practical space with direct access to the rear garden. The large south-west facing garden is a particular highlight of the property, offering a wonderful outdoor retreat with plenty of room for entertaining, dining and enjoying the afternoon and evening sunshine.

The first floor comprises two generously sized double bedrooms, an additional room currently being used as a study, and a modern family bathroom, with the property offering excellent versatility for growing families, professionals or buyers looking to put their own stamp on a home in a desirable residential location.





Gatton Road is ideally positioned in the heart of Tooting, just 0.2 miles from Tooting Broadway Underground station (Northern Line), providing excellent connections into Central London. The vibrant Tooting High Road is moments away, offering an array of independent cafés, restaurants, shops and popular local attractions, including Tooting Market and The Selkirk pub.

St George's Hospital is also nearby, alongside Tooting railway station, providing Thameslink connections towards Central and North London. The area further benefits from excellent green spaces, including Tooting Bec Common, its popular outdoor lido and a variety of local sports facilities.

A particularly unique feature of this charming home is its remarkable history, having remained within the same family since it was originally built. Adding to its character and heritage, the original bill of sale has been carefully preserved, offering a fascinating glimpse into the property's past and a rare connection to its origins.

Gatton Road

Total area: approx. 1072.4 sq. feet (99.6 sq. metres)



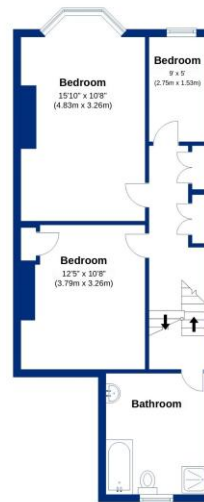
Ground Floor

Approx. 530.9 sq. feet (49.3 sq. metres)
(excluding Garden, Garden)



First Floor

Approx. 541.6 sq. feet (50.3 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.
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Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

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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