



Himley Road, SW17

£950,000 *Freehold*

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A beautifully presented and exceptionally spacious family home offering approximately 1,674 sq. ft. of accommodation arranged over three floors with a substantial garden room.

KEY FEATURES

- Substantial Victorian House
- Five Bedrooms
- Two Bathrooms
- 47 Foot Private Garden
- Impressive Garden Room
- Double Reception
- Period Features



Tooting

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Combining a stylish, modern interior with charming period features, this mid-terraced property offers a wonderful balance of contemporary living, character and practicality, with a large private garden and a useful side return.

Upon entering, the property immediately impresses with its generous proportions, abundance of natural light and beautifully finished interiors. The ground floor boasts an elegant reception room with attractive period detailing, creating a welcoming space for relaxing and entertaining, as well as a WC. A separate study provides an ideal home working space, while the impressive kitchen/dining room allows direct access to the garden, this fantastic space is perfectly suited to modern family living. The first floor comprises three well-proportioned bedrooms and a family bathroom, while the second floor offers a further spacious bedroom, an additional room currently arranged as an office and a second bathroom. The versatile layout provides excellent flexibility for growing families or those requiring additional space for working from home.





Externally, the property benefits from a lovely private rear garden, offering a wonderful setting for outdoor dining, entertaining and relaxation. At the rear of the garden sits a substantial outbuilding fitted with electrics, providing fantastic potential for use as a home office, gym or studio.

Throughout, the property has been beautifully maintained, with tasteful modern interiors complementing its original period character. Himley Road is ideally positioned in the heart of Tooting, within easy reach of an excellent selection of independent cafés, restaurants and local amenities. Both Tooting Bec and Tooting Broadway Underground stations are conveniently accessible, offering the northern line into Central London, with additional links offered by the nearby Tooting Railway Station. Residents also benefit from the nearby green open spaces of Tooting Bec Common.

Himley Road

Total area including Garden Room: approx. 1,673.9 sq. feet (155.5 sq. metres)
Total area excluding Garden Room: approx. 1,517.8 sq. feet (141.0 sq. metres)

Ground Floor

Approx. 720.6 sq. feet (66.9 sq. metres)
(including Garden Room, excluding Garden)



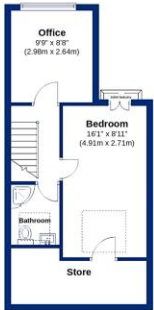
First Floor

Approx. 562.6 sq. feet (52.3 sq. metres)



Second Floor

Approx. 390.7 sq. feet (36.3 sq. metres)
(excluding Juliet balcony)



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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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