Links Road, SW17

4 | 1 | 3

£875,000 *Freehold*

An exceptional and extensively renovated four-bedroom period house.

KEY FEATURES

- Period Conversion
- Substantial 4 Bedroom House
- 3 Generous Bathrooms
- Spacious Reception Room
- Open Plan Kitchen & Dining Room
- 1387 sqft.
- Private South-Facing Garden

Tooting

020 8767 5221 | tooting@winkworth.co.uk

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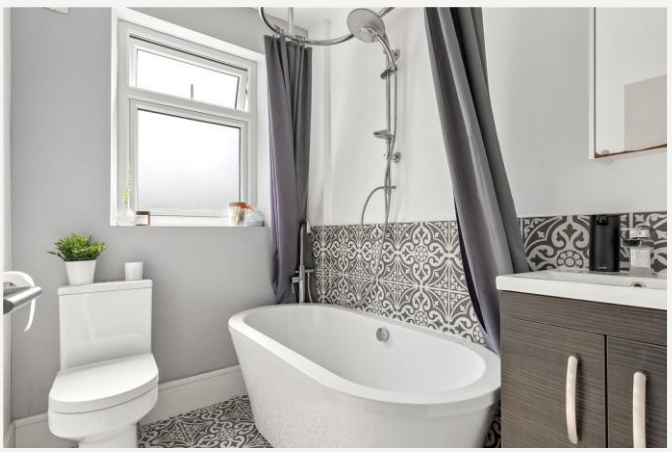
Benefiting from a substantial rear extension and a loft conversion, the property provides generous accommodation across three floors and has been further enhanced by the current owners with bespoke living room cabinetry, plantation shutters throughout and exterior rendering.

At the heart of the home is a stunning open-plan kitchen, dining and family room created by the rear extension, featuring a large central island, ample storage and direct access to the landscaped rear garden. The separate reception room offers a stylish retreat, complete with custom-built cabinetry and elegant shutters.



The loft conversion creates two extra bedrooms or office space, while the remaining accommodation offers excellent flexibility for family life, guest rooms or dedicated home-working space. With four bedrooms in total and the potential for up to two home offices, the layout is ideally suited to modern living.

Perfectly positioned for access to Tooting Broadway, Tooting Train Station with Thameslink access and Tooting Bec stations, the property is also close to highly regarded local schools including Links Primary School and Graveney School, making it an excellent choice for both young professionals and growing families.

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Approx. Gross Internal Floor Area 1387 sq. ft / 128.86 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1292 sq. ft / 120.07 sq. m (Excluding Restricted Height Area & Eaves)

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.

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.

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