

Tooting Bec Road, SW17

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£825,000 *Freehold*

An exciting opportunity to acquire a substantial three-bedroom family home on Tooting Bec Road, offering approximately 1,303 sq. ft. of accommodation, a generous private rear garden and the considerable benefit of an integral garage.

KEY FEATURES

- End-Of-Terrace Family Home
- Three Double Bedrooms
- Large Private Rear Garden
- Separate Kitchen
- Family Bathroom & Separate WC
- 1,303 Sq. Ft.
- Potential to Extend (STPP)





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The ground floor offers spacious and versatile accommodation, with an impressive bay-fronted reception room measuring approximately 17'2", providing a bright and welcoming living space. To the rear is a generous double bedroom with French doors opening directly onto the garden, alongside a separate kitchen. The layout offers considerable flexibility and exciting possibilities for reconfiguration, subject to the necessary consents.

The first floor comprises two further bedrooms, a separate study, together with a family bathroom, separate WC and useful additional storage. The well-proportioned rooms and practical layout make this an ideal home for growing families or buyers seeking a property with scope to create something special.













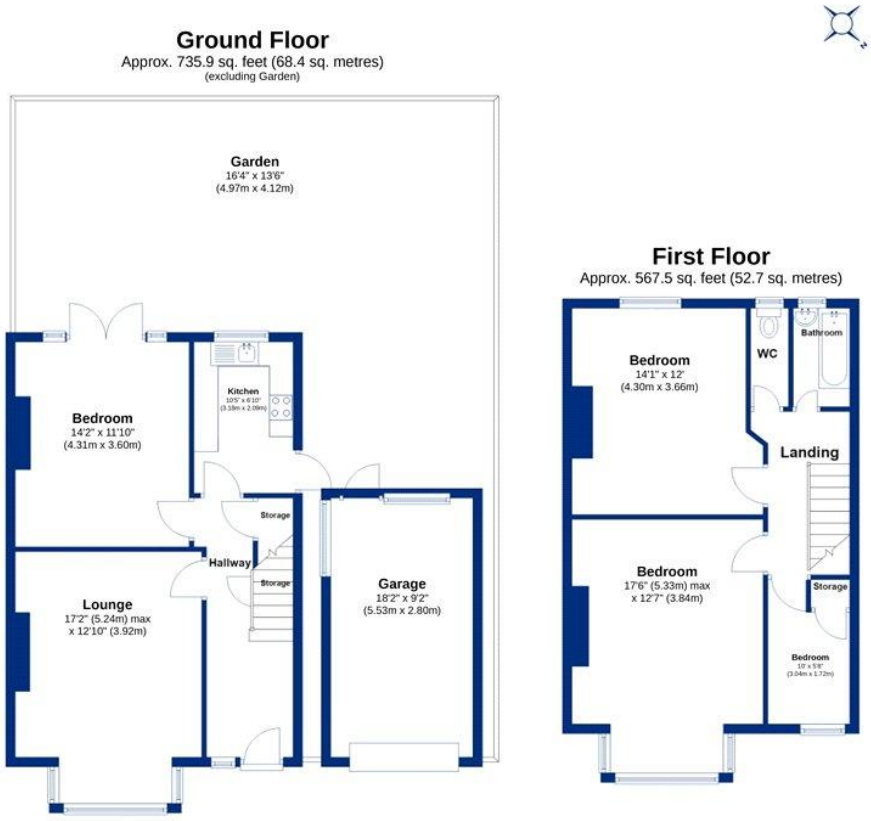


A particular highlight is the large private rear garden, providing a wonderful outdoor space with plenty of potential for landscaping, entertaining and family enjoyment. The property also benefits from an integral garage measuring approximately 18'2" x 9'2", offering valuable parking or storage space, with potential for alternative uses subject to the necessary permissions.

Tooting Bec Road is conveniently positioned for the excellent amenities of Tooting and Balham, with a wide selection of independent cafés, restaurants, shops and transport connections nearby. The beautiful open spaces of Tooting Common are also within easy reach, making this a particularly attractive location for families. A fantastic opportunity to acquire a generously proportioned family home in a sought-after SW17 location, combining excellent existing accommodation, a substantial garden, garage and outstanding potential to create a truly exceptional property.

Tooting Bec Road

Total area: approx. 1303.4 sq. feet (121.1 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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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: To be confirmed

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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