



SOUTHCROFT ROAD, LONDON, SW17
OIEO £600,000 FREEHOLD

THREE BEDROOM TERRACED HOME SITUATED
WITHIN EASY REACH OF TOOTING BROADWAY.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This is a great opportunity to purchase a three-bedroom family home. On the ground floor, the property includes a reception room, bathroom, kitchen, with access to the rear South west facing garden. The first floor comprises two double bedrooms and one single bedroom, which can also be used as a study. The property also benefits from a front garden.

There is potential to extend the property and explore a loft conversion for additional living space, subject to the necessary planning permissions and consents.

The property is situated on Southcroft Road, within the catchment of Graveney School. It benefits from excellent transport connections, including Tooting Broadway Underground Station just 0.8 miles away and Tooting Mainline Station within 0.5 miles. As well as a number of bus routes on your doorstep. Nearby amenities include Furzedown Recreation Centre and Tooting Bec Common, providing easy access to local facilities in both Tooting Bec and Streatham Common.

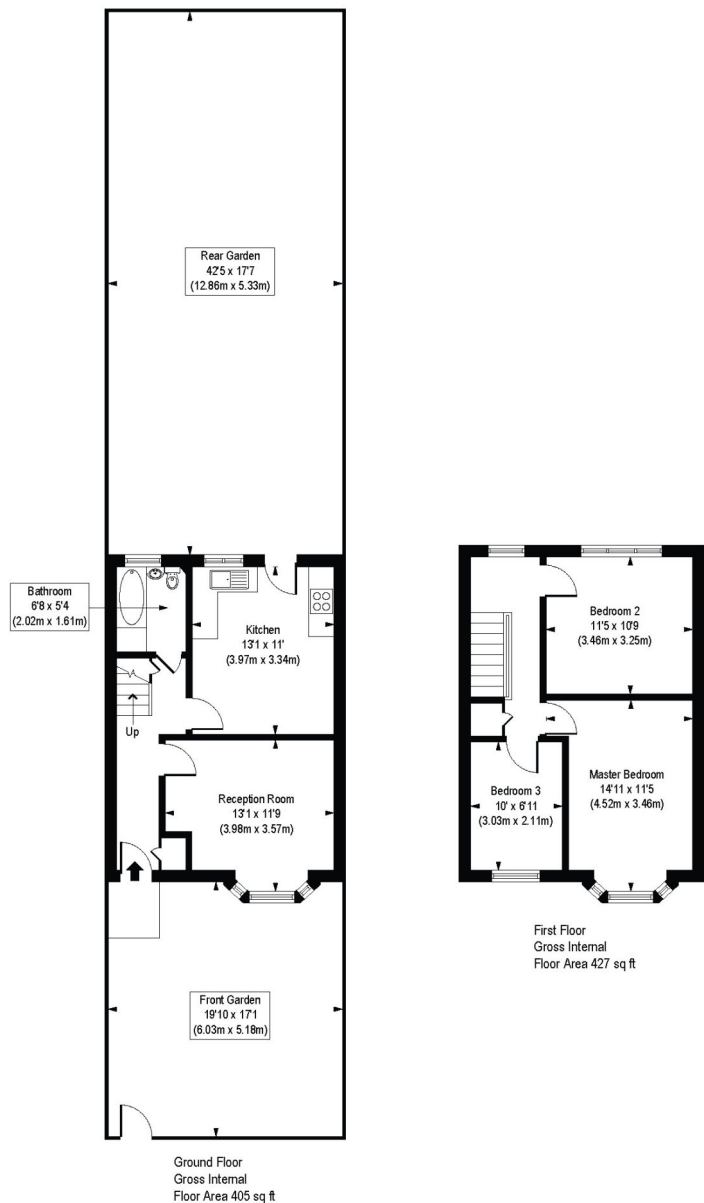
Please note that any reference to development potential is subject to planning permission, and prospective buyers should make their own inquiries to verify all details.

Wandsworth Council Tax Band: D



Southcroft Road, SW17

Approx. Gross Internal Floor Area 832 sq. ft / 77.33 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D (Wandsworth)

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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