



GRAVENEY ROAD, SW17
£1,100,000

DELIGHTFUL FOUR BEDROOM FAMILY HOUSE IN THIS DESIRABLE LOCATION IN TOOTING

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DESCRIPTION:

A well presented, spacious four bedroom mid terrace freehold home that has been refurbished to a wonderful standard throughout, split over three floors and with accommodation that spans just shy of 1600 sq.ft. At the heart of the home, an open-plan kitchen with ample storage and polished countertops.

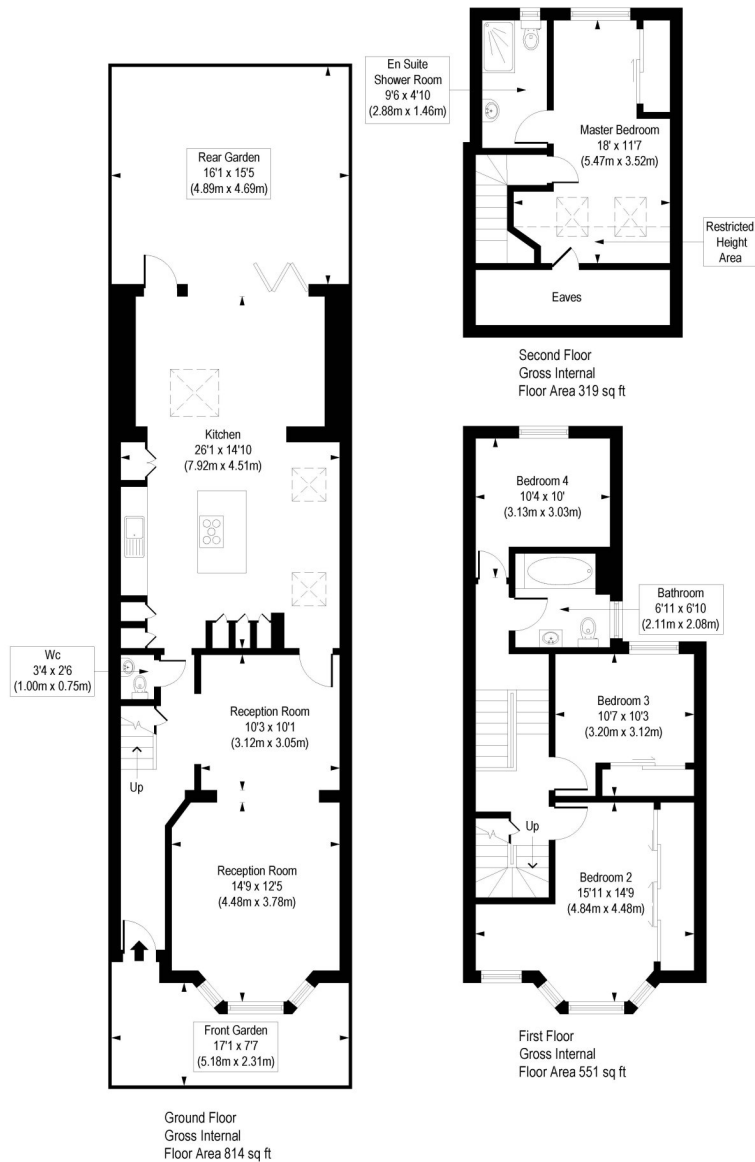
Expansive bi-fold doors lead to a spacious patio garden. The house comprises of four double bedrooms, a double reception room with a stunning area for dining/entertaining with wooden flooring. The house has two large bathrooms and a sense of light throughout the house.

Graveney Road is ideally situated within walking distance of Tooting Broadway Tube station (0.3 miles) (Northern Line) and Tooting High Road, offering a fantastic selection of local amenities, including the popular Selkirk pub and vibrant Tooting Market. St George's Hospital is nearby, and Tooting station provides direct train services to City Thameslink and London St Pancras. Council Tax Band: C



Graveney Road, SW17

Approx. Gross Internal Floor Area 1684 sq. ft / 156.43 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1591 sq. ft / 147.79 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.

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.

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