



Beclands Road, SW17

£725,000 *Freehold*



An exceptional three-bedroom family home on Becklands Road, beautifully presented to a high specification throughout, offering approximately 1,177 sq. ft. of stylish accommodation, a stunning private south-facing garden and the considerable benefit of off-street parking.

KEY FEATURES

- Modern Terraced House
- Chain Free
- Arranged Over Three Floors
- Three Bedrooms
- Two Bedrooms with Walk-In Wardrobes
- Spacious Family Bathroom
- Downstairs WC



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020 8767 5221 | tooting@winkworth.co.uk

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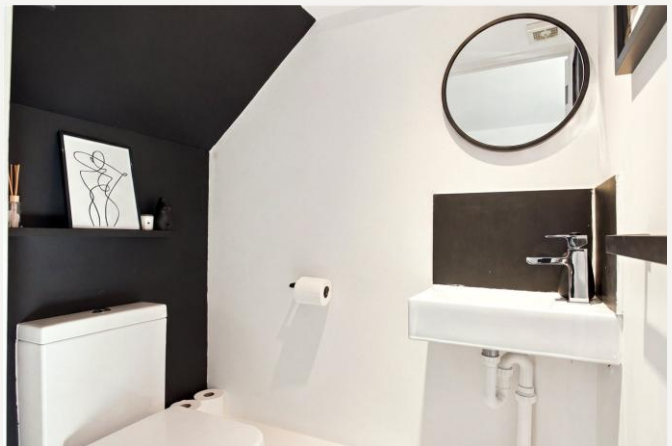
for every step...



The ground floor is particularly impressive, featuring a spectacular 29'7" open-plan kitchen, dining, and reception room, creating a wonderfully spacious and sociable environment for modern family living. Finished to an excellent standard, the accommodation combines contemporary design with a warm and inviting atmosphere. A convenient downstairs WC completes the ground floor.

To the rear, the property opens onto a beautifully presented private south-facing garden extending to approximately 52'4", offering an exceptional amount of outdoor space. Perfect for summer entertaining, alfresco dining or simply relaxing, the garden provides a wonderful extension of the living accommodation and is undoubtedly one of the home's standout features. The first floor comprises two generously proportioned bedrooms, both benefiting from their own walk-in wardrobes, providing excellent storage and adding a further touch of luxury.





The second floor is home to a superb third double bedroom, together with a spacious family bathroom and additional storage. Throughout, the property has been thoughtfully designed and beautifully finished, creating a home that is both stylish and practical. Further benefits include a private driveway providing valuable off-street parking.

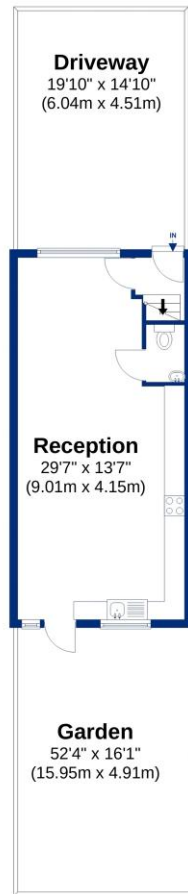
Becklands Road is an attractive residential street ideally positioned for the excellent amenities of Tooting, with a fantastic selection of independent cafés, restaurants, shops and transport connections nearby. The green open spaces of Tooting Common are also within easy reach, making this an excellent location for families and professionals alike.

Becklands Road

Total area: approx. 1,177.3 sq. feet (109.4 sq. metres)

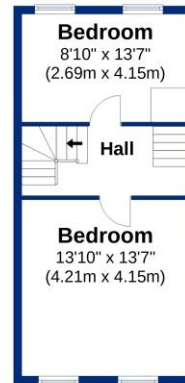
Ground Floor

Approx. 402.5 sq. feet (37.4 sq. metres)
(excluding Garden & Driveway)



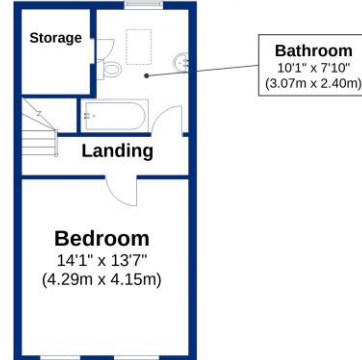
First Floor

Approx. 394.5 sq. feet (36.6 sq. metres)



Second Floor

Approx. 380.4 sq. feet (35.3 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: D

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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