



Topsham Road, SW17

£705,000 *Freehold*

A charming three-bedroom house featuring a beautiful private garden.



KEY FEATURES

- Attractive Family House
- Three Bedrooms
- Large Garden
- Potential To Extend (STPP)
- Chain Free
- Highly Sought After Residential Road
- Excellent Transport Links
- Great Catchment Area



Tooting

020 8767 5221 | tooting@winkworth.co.uk

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A charming three-bedroom house featuring a beautiful private garden and two versatile reception rooms, with one offering the option to be converted into a fourth bedroom. Ideally situated near Tooting Bec station (Northern Line), Tooting Common, and a variety of local amenities.

The ground floor includes a spacious front reception room, a dining room, and a galley-style kitchen opening onto the rear garden. Upstairs, there are two double bedrooms, a single bedroom, and a shower room. This property is perfect for families or sharers seeking a comfortable, well-located home.

Conveniently positioned near Tooting Bec station (0.2 miles) (Northern Line, Zone 3), the vibrant Upper Tooting Road, and the open green spaces of Tooting Common. Topsham Road also sits in a strong multi-school catchment area with several good primaries such as Hillbrook Primary, Franciscan Primary etc. and top-tier secondary schools like Graveney School and Ernest Bevin Academy.





MATERIAL INFO

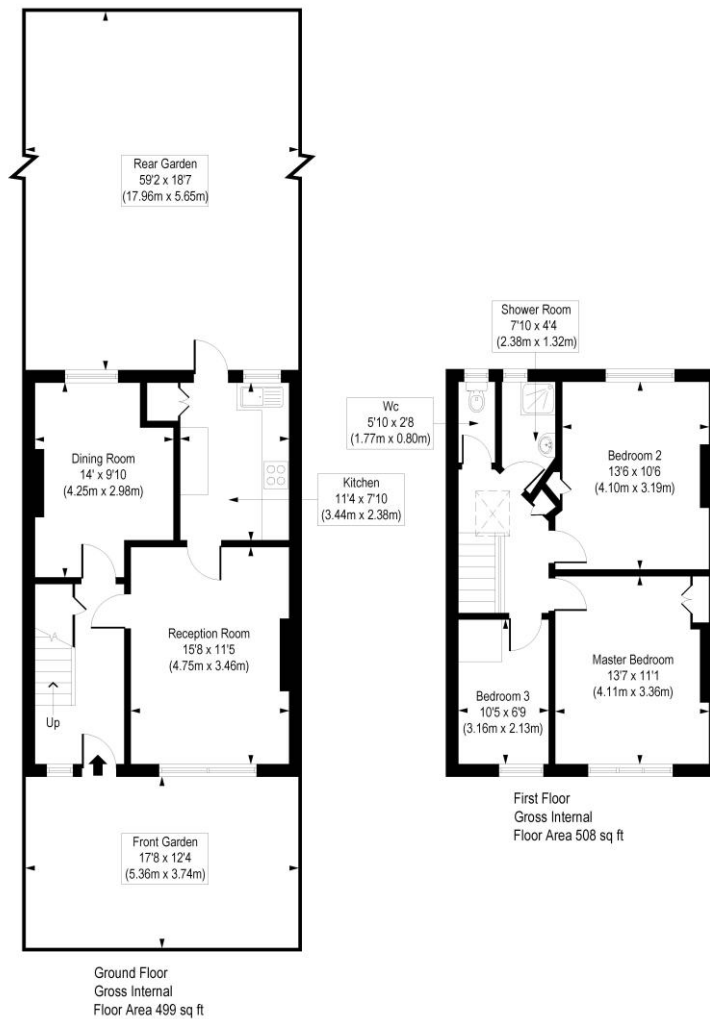
Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed.

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Approx. Gross Internal Floor Area 1007 sq. ft / 93.52 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.

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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