



SOUTHCROFT ROAD, SW17  
**£575,000 FREEHOLD**

## A THREE BEDROOM HOUSE WITH A GARDEN

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## DESCRIPTION:

The ground floor of this three-bedroom home boasts a spacious open-plan kitchen and reception area, with direct access to a generously sized rear garden—ideal for outdoor entertaining. Additionally, there is a convenient downstairs shower room. Upstairs, the first floor comprises three bedrooms—two doubles and one single. The property benefits from double glazing throughout and solar panels installed on the roof. The home would benefit from cosmetic renovation to reach its full potential.

Southcroft Road, is a well-connected residential area known for its vibrant community and convenient amenities. The road is situated within walking distance of both Tooting Broadway (0.6miles) and Tooting railway stations (0.4miles), offering quick access to central London via the Northern Line and National Rail services. The surrounding area features a mix of Victorian and Edwardian houses, local shops, cafes, and green spaces such as Tooting Common, providing a pleasant blend of urban and suburban living. Southcroft Road also benefits from proximity to St George's Hospital and a variety of schools, making it popular among families and professionals alike.

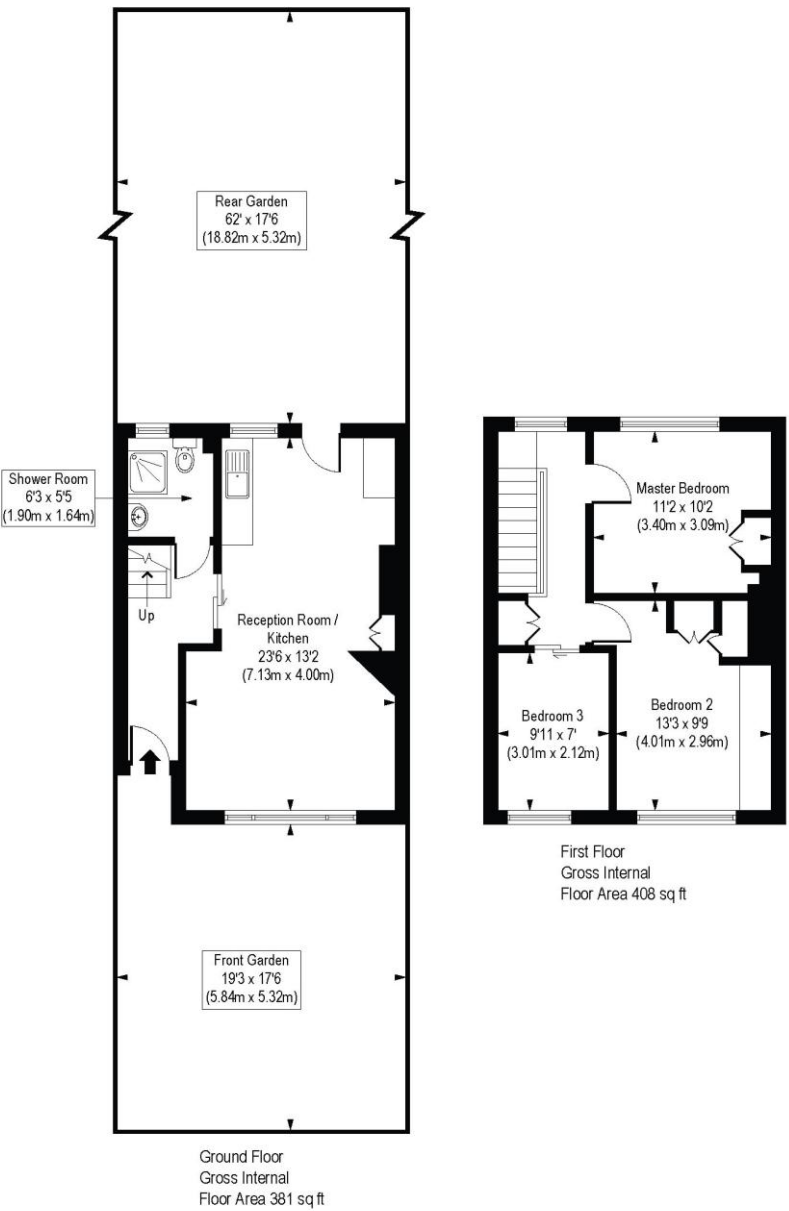
Wandsworth Council Tax Band: D





# Southcroft Road, SW17

Approx. Gross Internal Floor Area 789 sq. ft / 73.30 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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** D

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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