



LONGLEY ROAD, SW17
£795,000 FREEHOLD

A BRIGHT THREE BEDROOM HOUSE

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

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DESCRIPTION:

This charming three-bedroom house features a bright reception room with wood flooring, window shutters, built-in storage, and a period feature fireplace. Toward the rear of the property, you'll find a spacious dining room, also with wood flooring, a double-glazed window, and additional built-in storage.

The kitchen is well-appointed with a range of wall and base units, wooden countertops, and patterned floor tiles. It also provides direct access to the rear garden — an ideal space for relaxation or entertaining guests.

Upstairs, there are three well-proportioned bedrooms, all with wood flooring and double-glazed windows.

The master bedroom benefits from wall-to-wall built-in wardrobes, while the second bedroom includes window shutters for added privacy and style.

The bathroom is partially tiled and includes a wash hand basin, bathtub, fixtures and fittings, and window shutters. A separate WC is conveniently located next to the bathroom.

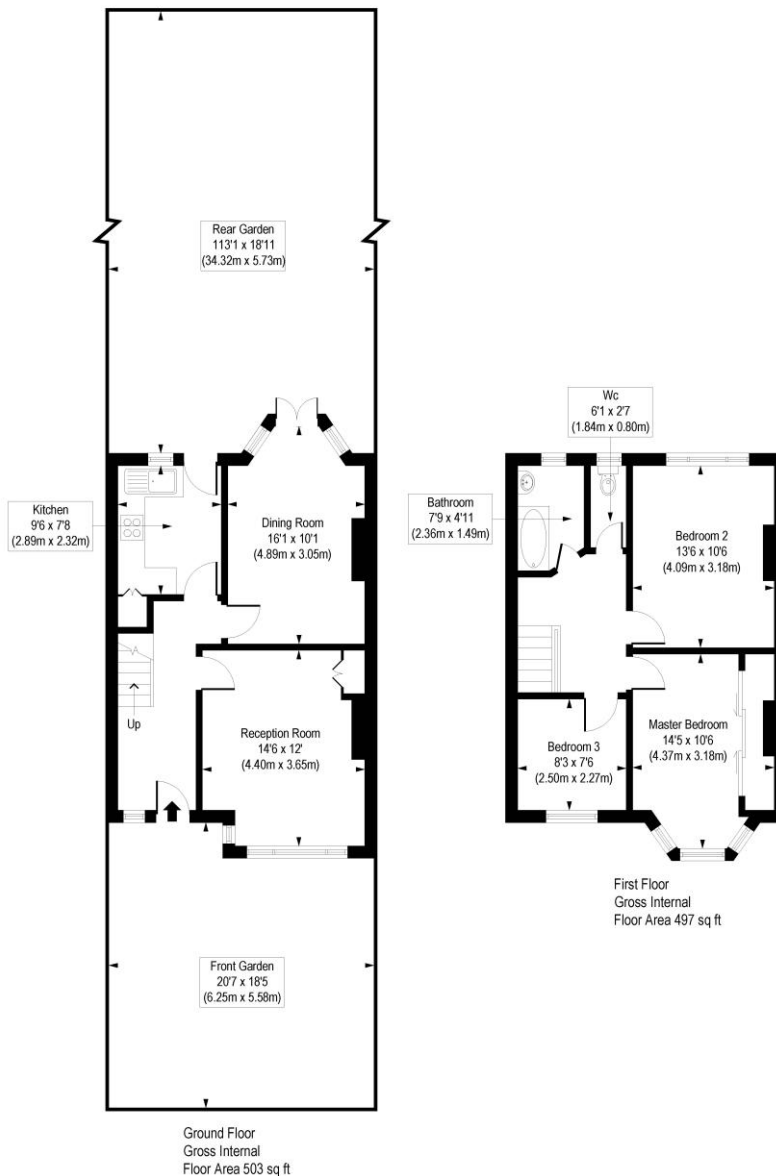
Longley Road, is nestled in the vibrant area of Tooting, known for its excellent transport links, diverse community, and urban convenience. Tooting Broadway (Northern Line) (0.5miles) and Tooting Railway Station (0.4miles) offer easy access to central London, while the area is also well-served by numerous bus routes. Nearby, Tooting High Street and the renowned Tooting Market provide an eclectic mix of shops, supermarkets, and eateries, showcasing a variety of cuisines. Green spaces like Tooting Bec Common and Figges Marsh offer opportunities for outdoor leisure, while the iconic Tooting Lido is a summertime favourite. The area combines a rich cultural atmosphere with practical amenities, making it popular among professionals, families, and first-time buyers.

Wandsworth Council Tax Band: D



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Approx. Gross Internal Floor Area 1000 sq. ft / 92.92 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		
69-80	C		
55-68	D	67 D	82 B
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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