



COLLEGE GARDENS, SW17
£825,000 FREEHOLD

BEAUTIFULLY RENOVATED AND SUPERBLY PRESENTED FAMILY HOME

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

Winkworth

for every step...

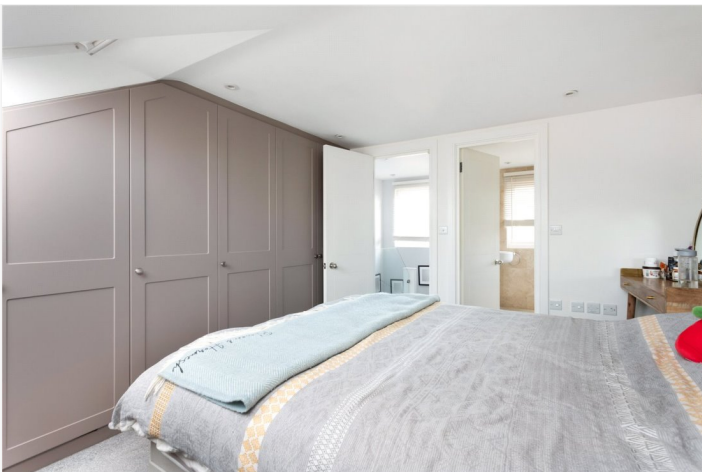
winkworth.co.uk



DESCRIPTION:

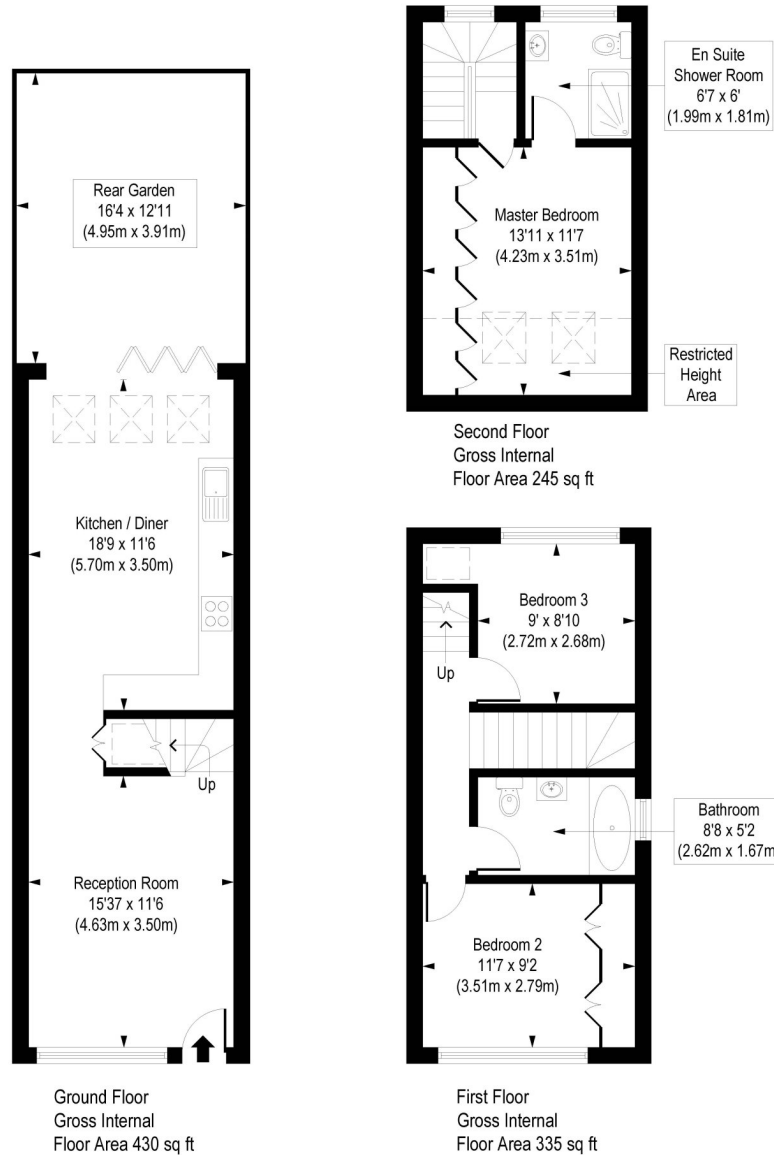
This fabulous family home has been recently renovated by the current owners to the highest standard and offers a fabulous balance of versatile living throughout. The house comprises a large reception room which in turn flows into an impressive open plan kitchen with ample storage and bi-fold doors leading onto the garden. On the first floor there are two well proportioned double bedrooms and beautiful family bathroom. On the second floor there is a large master bedroom which boasts a large en-suite shower room. The rear garden has been beautifully landscaped with mature shrubs and plentiful space to relax. The property also benefits from a single garage.

College Gardens is a tranquil and peaceful, yet exceptionally well located development just minutes walk from the green open spaces of Wandsworth Common, the bars and restaurants of Bellevue Road and the transport facilities of Wandsworth Common (train) and Tooting Bec (Northern Line Underground).



College Gardens, SW17

Approx. Gross Internal Floor Area 1009 sq. ft / 93.70 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 958 sq. ft / 89.03 sq. m (Excluding Restricted Height Area)



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.



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.