



Beechcroft Road, SW17

£750,000 *Freehold*



Set on a highly sought-after road, this attractive period home blends character features with spacious, versatile living.

KEY FEATURES

- Two Bedrooms
- Period Home
- Chain Free
- Desirable Location
- Potential to Extend (STPP)
- Large Garden



Tooting

020 8767 5221 | tooting@winkworth.co.uk



for every step...



The property offers a substantial layout including a bright double reception room, a generous kitchen with ample dining space, two spacious double bedrooms, and a well-appointed three-piece family bathroom. To the rear, a sizeable private garden provides excellent outdoor space.

Being sold chain free, the house also offers exciting potential to extend and enhance, subject to the usual planning permissions, with scope to expand into the loft and further into the garden.

Beechcroft Road is a desirable residential road positioned moments away from Tooting Bec Underground station and the vast green open spaces of Wandsworth Common. The many shops, bars and restaurants of Bellevue Road and Balham and Tooting town centres are also nearby.





MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: To be confirmed

Beechcroft Road, SW17

Approx. Gross Internal Floor Area 939 sq. ft / 87.24 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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

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.