



CROWBOROUGH ROAD, SW17
OIEO £800,000 FREEHOLD

A LOVELY THREE BEDROOM HOUSE WITH A GARDEN.

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

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DESCRIPTION:

This well-presented three-bedroom house offers bright and comfortable living throughout. On the ground floor, the property features a welcoming reception room with a bay window, a charming cast iron feature fireplace, and fitted carpet. To the rear of the property, there is a spacious kitchen/dining room, where the dining area retains its original wood flooring, while the kitchen area is finished with tiled flooring. The modern galley-style kitchen is fitted with a range of high-gloss wall and base units, complemented by wooden countertops. Through the kitchen, you will find a convenient downstairs WC. From the dining area, a door leads out to the rear garden, which features a decked seating area, a laid lawn, and a garden shed.

Upstairs, the first floor comprises three bedrooms. The master bedroom benefits from a large bay window with shutters, a storage cupboard, window seating, and fitted carpet. The two additional bedrooms are both bright, each with fitted carpets. The family bathroom is fitted with a modern three-piece suite, stylish fixtures and fittings, and is beautifully enhanced by two skylight windows that flood the space with natural light.

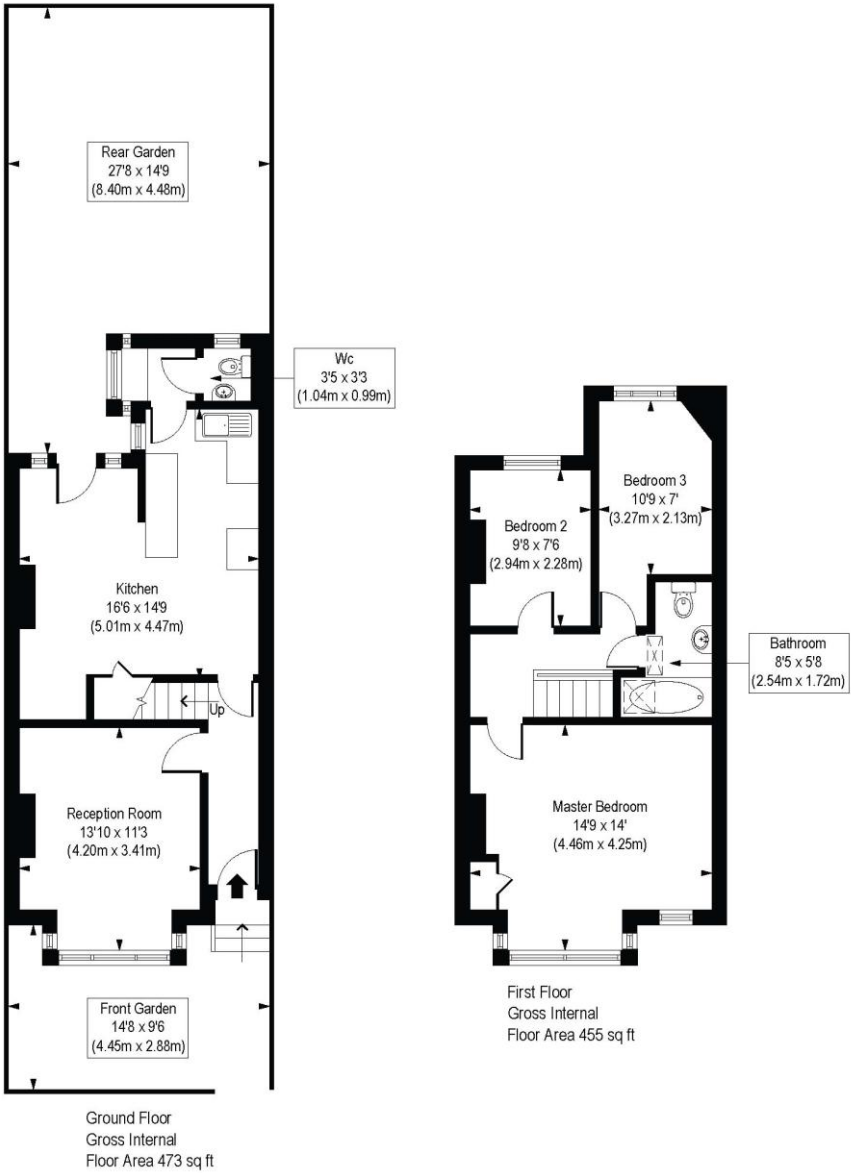
Crowborough Road in SW17 residential street tucked away in the vibrant neighbourhood of Tooting. The area is known for its strong sense of community, charming period homes, and easy access to a wide variety of local amenities. Residents enjoy being close to independent shops, cosy cafés, lively pubs, and popular eateries, with the open green spaces of Tooting Common just a short stroll away. Transport connections are excellent, with Tooting Bec (0.1miles) and Tooting Broadway (0.7miles) Underground stations nearby, providing quick and easy links into central London and beyond. The surrounding streets offer a relaxed, welcoming atmosphere, making Crowborough Road ideal for those seeking a perfect balance of city living and suburban comfort.

Wandsworth Council Tax Band: E



Crowborough Road, SW17

Approx. Gross Internal Floor Area 928 sq. ft / 86.26 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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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