



FOUNTAIN ROAD, SW17
OIEO £900,000 FREEHOLD

A THREE BEDROOM HOUSE WITH A GARDEN.

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

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DESCRIPTION:

On the ground floor of this home, you'll find a bright reception room featuring a large bay window and stylish engineered wood flooring. Towards the rear of the property is a fully tiled shower room, complete with a shower cubicle, wash hand basin, and WC.

The kitchen/dining room boasts white tiled flooring throughout. The kitchen area is fitted with a range of modern wall and base units, sleek fixtures and fittings, and a tiled splashback. Two skylight windows fill the space with natural light, and double doors open out to a rear garden, which is partly paved — an ideal area for relaxing or entertaining.

Upstairs, the first floor offers three bedrooms, each with engineered wood flooring and double-glazed windows. The fully tiled bathroom includes a three-piece suite and tiled flooring.

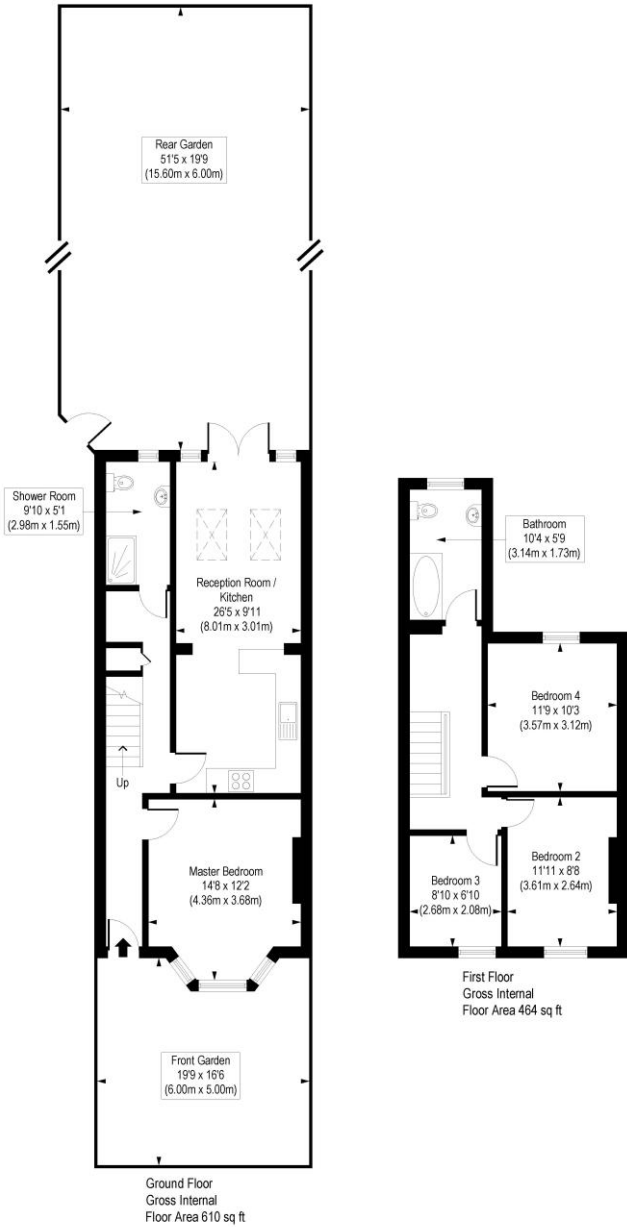
Fountain Road, offers a vibrant blend of residential charm and urban convenience. This tree-lined street is made up primarily of period Victorian homes and well-maintained flats, making it popular with young professionals and families alike. The area benefits from excellent transport links, with Tooting Broadway Underground Station just a short walk away (0.5miles), providing swift access to Central London via the Northern Line. Residents enjoy a wide array of local amenities, including supermarkets, cafés, independent shops, and the bustling Tooting Market. The community is diverse and lively, with a welcoming atmosphere and good local schools nearby. Green spaces such as Tooting Bec Common are also within easy reach, offering plenty of room for outdoor activities and relaxation.

Wandsworth Council Tax Band: D



Fountain Road, SW17

Approx. Gross Internal Floor Area 1074 sq. ft / 99.79 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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 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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