



BICKERSTETH ROAD, SW17  
**£950,000 FREEHOLD**

**AN EXCEPTIONAL, FIVE-BEDROOM FAMILY HOME  
 SITUATED CLOSE TO TOOTING BROADWAY STATION**

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## DESCRIPTION

An exceptional, five-bedroom family home situated close to Tooting Broadway station and local amenities. The property has been superbly maintained offering generous proportions throughout. On the ground floor there is a large reception room with a beautiful feature fireplace, a downstairs WC has been added under the stairs and a superb open plan kitchen/diner is to the rear with bifold doors leading the way into the garden. The first floor comprises, two generous double bedrooms, a single bedroom currently used as a study and a wonderful family shower room. On the second floor there is a further two double bedrooms, an additional family bathroom and ample eave storage. Externally, the rear garden has been landscaped to provide all weather use and a large decked entertaining terrace. There is also the added bonus of a large home studio which is insulated with full power and light offering scope for an outside office or further entertaining space.

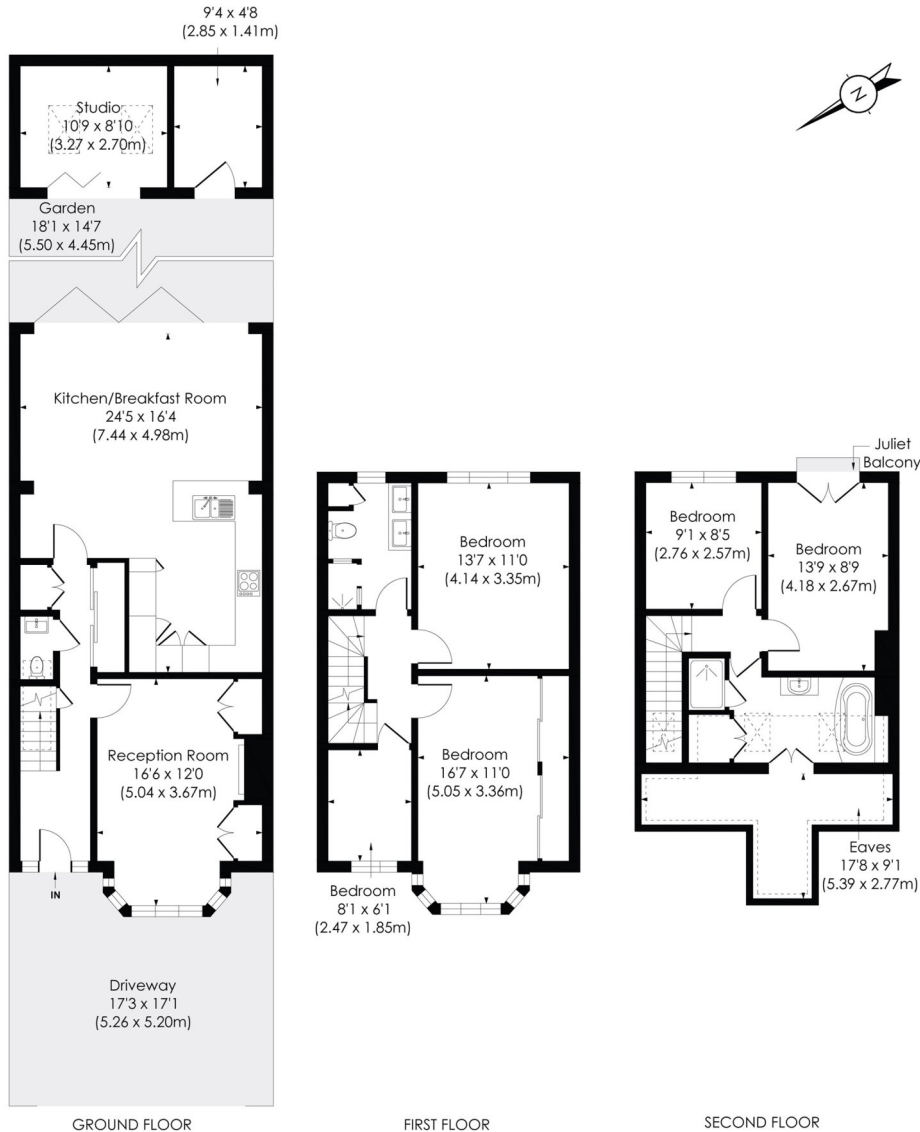
Bickersteth Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street is within a short distance including the famous Tooting Markets. There are three Ofsted rated 'OUTSTANDING' schools within striking distance of the property. The properties location further benefits from being within a short walk of Tooting Bec Common. The house is future-proofed and would make a fantastic family home for decades to come.





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Approx. Gross Internal Floor Area  
1780 Sq. ft/165.33 Sq. m (Incl Studio)

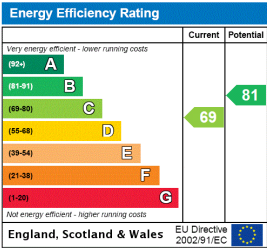


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PROPERTY MARKETING

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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.



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