



Topsham Road, SW17

£1,075,000 *Freehold*

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A substantial and well-arranged five-bedroom family home situated on the popular Topsham Road in Tooting.

KEY FEATURES

- Five Bedroom Family Home
- Open Plan Kitchen Dining Room
- Two Bathrooms
- Downstairs WC
- Generous Rear Garden
- 1,625 Sq Ft
- Private Driveway



Tooting

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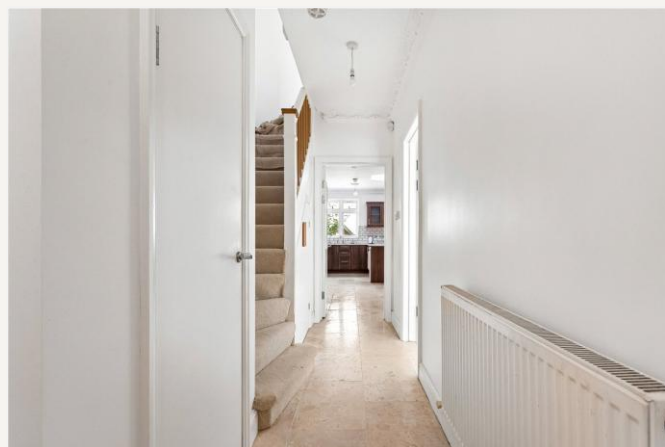
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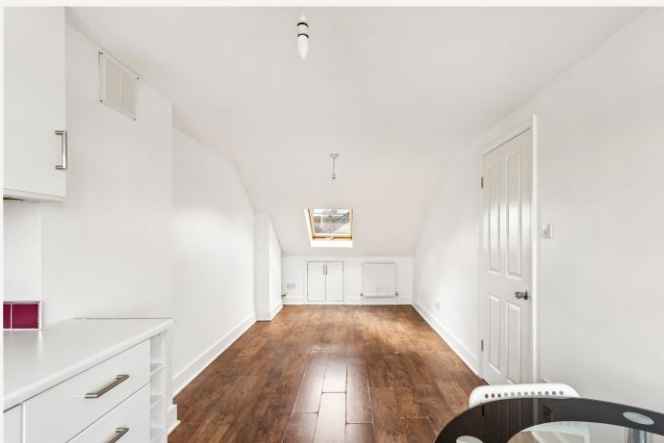
for every step...



Offering approximately 1,625 sq. ft. of accommodation arranged over three floors, together with off-street parking and a generous rear garden. The ground floor comprises a welcoming reception room to the front, a downstairs WC and an impressive open-plan kitchen/dining room to the rear, measuring over 22 ft in length. This creates a fantastic everyday living and entertaining space, with direct access onto the rear garden.

The first floor offers three bedrooms, including a spacious principal bedroom and a further generous double bedroom, alongside a family bathroom. The second floor provides two additional bedrooms and a shower room, creating excellent flexibility for growing families, guests, home working or additional living space. Outside, the property benefits from a sizeable rear garden extending to approximately 24 ft by 19 ft, complete with a useful storage shed. To the front is a private driveway providing valuable off-street parking.



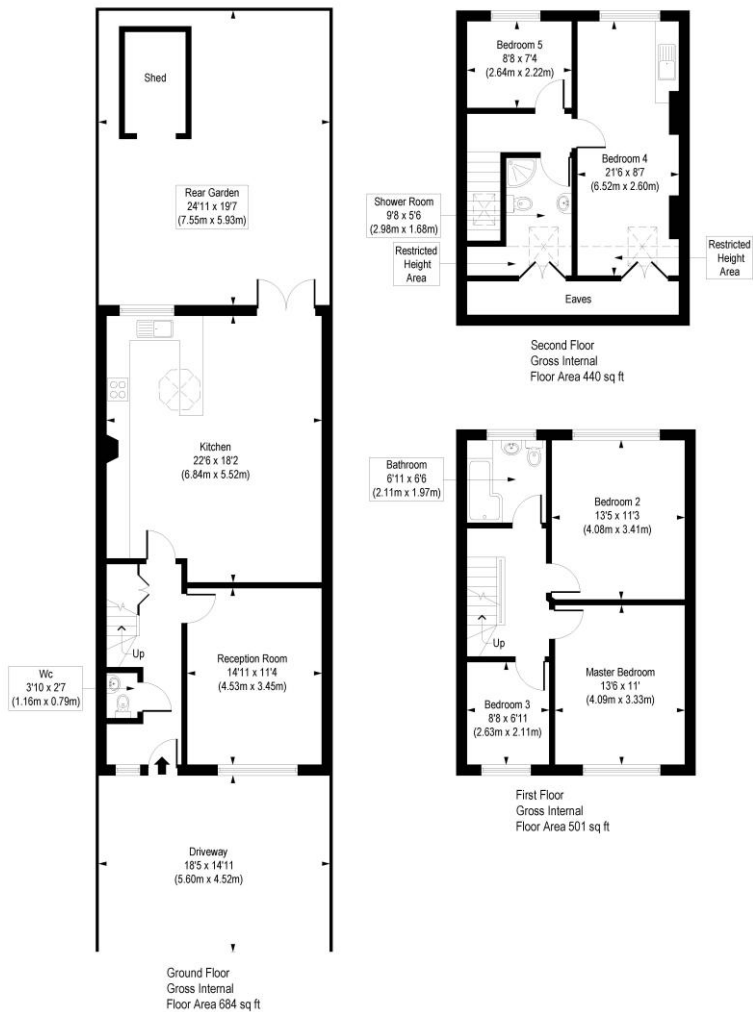


Topsham Road is well positioned for everything Tooting has to offer, with a fantastic selection of independent cafés, restaurants, pubs, and shops nearby, as well as the ever-popular Tooting Market and Broadway Market. Tooting Common provides extensive green open space within easy reach, while the area is also popular with families due to the good selection of well-regarded local schools and nurseries.

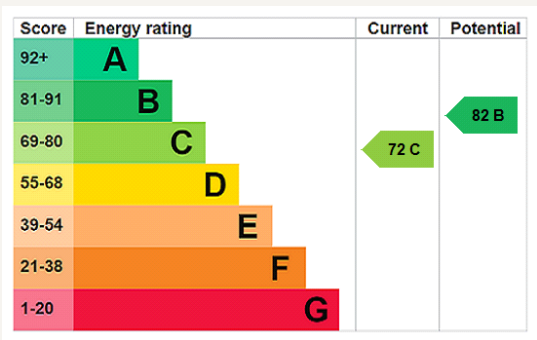
Excellent transport connections are available from both Tooting Broadway and Tooting Bec Underground stations, providing Northern Line services into Central London, alongside a wide range of local bus routes.

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Approx. Gross Internal Floor Area 1625 sq. ft / 151.00 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1523 sq. ft / 141.50 sq. m (Excluding Restricted Height Area & Eaves)



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.



MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C

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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