



Graveney Road, SW17

£750,000 *Freehold*



An attractive and spacious Victorian four-bedroom house on a quiet residential road in the heart of Tooting.

KEY FEATURES

- Victorian House
- Four Bedrooms
- Three Bathrooms
- Period Features
- Chain Free
- Potential to Extend (STPP)
- Private Garden
- 1367 sqft



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



On the ground floor to the front of the property is a bright and generous open plan reception room and diner with a large bay window allowing for an abundance of natural light.

Following on to the rear, is a separate kitchen with doors leading to a sunny patio garden, paved for easy maintenance. With many retained period features, fireplaces, cornicing, and high ceilings; the property is perfect for those seeking Victorian charm and character in an excellent location. The first and second floors comprise of four double bedrooms, one with an ensuite, and two large bathrooms. The master bedroom features built-in cupboards, with the other bedrooms benefitting from great storage options in the eaves.

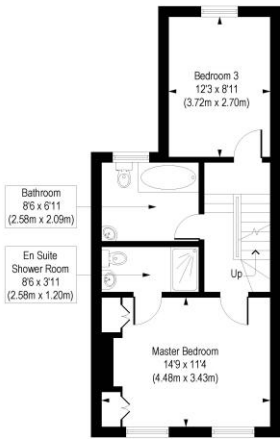
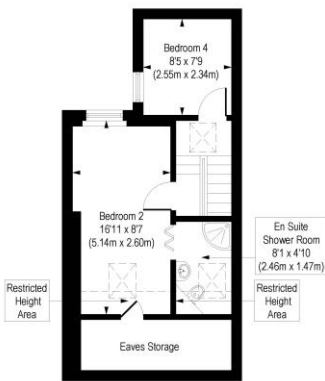
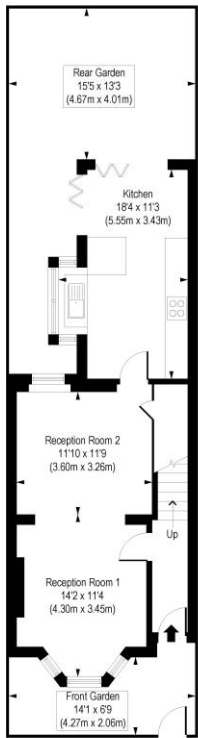




Graveney Road is ideally situated within walking distance of Tooting Broadway Tube station (0.3 miles) (Northern Line) and Tooting High Road, offering a fantastic selection of local amenities, including the popular Selkirk pub and vibrant Tooting Market. St George's Hospital is nearby, and Tooting station provides direct train services to City Thameslink and London St Pancras.

Graveney Road, SW17

Approx. Gross Internal Floor Area 1367 sq. ft / 126.95 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1253 sq. ft / 116.42 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: 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.

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.