



FAIRLIGHT ROAD, SW17  
**£940,000 FREEHOLD**

## A WELL PRESENTED FOUR BEDROOM HOUSE WITH OUTBUILDING

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### DESCRIPTION:

This beautifully presented four-bedroom home offers stylish living across three floors. On the ground floor, you're welcomed by a bright and inviting reception room featuring engineered wood flooring, elegant window shutters, and a charming feature fireplace.

To the rear of the property lies a spacious open-plan kitchen and dining area, designed with modern living in mind. This contemporary space boasts tiled flooring, a range of sleek wall and base units with wooden countertops, integrated appliances, and recessed spotlights. Flooded with natural light from skylight windows and bi-folding doors, the kitchen opens onto a well-maintained, part-paved garden—ideal for relaxing or entertaining. At the end of the garden, there is a versatile outhouse currently used as a gym.

The first floor comprises three bright bedrooms and a stylish family bathroom. Bedrooms two and four feature wood laminate flooring, double-glazed windows, and shutters, while bedroom three is carpeted and also benefits from double glazing and shutters. The family bathroom includes a modern three-piece suite with tiled splashbacks.

On the second floor, the master bedroom offers a peaceful retreat, complete with fitted carpet, built-in wardrobes, double-glazed windows, and a Juliet balcony. A modern shower room with a sleek three-piece suite, tiled splashbacks, and a skylight window completes the upper level.

Fairlight Road, located in the heart of Tooting SW17, is a residential street known for its charming period properties and strong sense of community. Just a short walk from Tooting Broadway, the area offers an ideal balance between vibrant city living and peaceful suburban life. Residents enjoy easy access to a wide array of independent cafes, restaurants, and shops, as well as the lively atmosphere of Tooting Market. Excellent transport links via Tooting Broadway (0.4miles) (Northern Line) and nearby Tooting (1.1miles) and Haydons Road (1.1miles) National Rail stations make commuting into central London convenient. With good local schools, green spaces like Tooting Bec Common nearby, and a welcoming, diverse neighbourhood, Fairlight Road is a sought-after location for families, professionals, and first-time buyers alike.

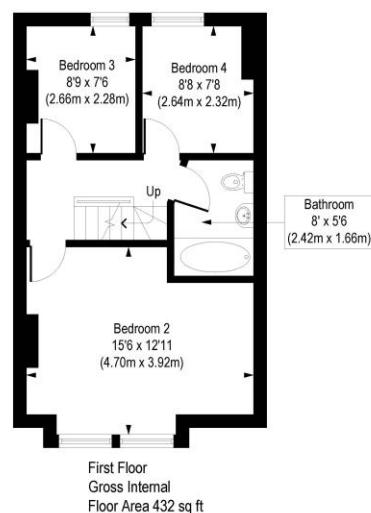
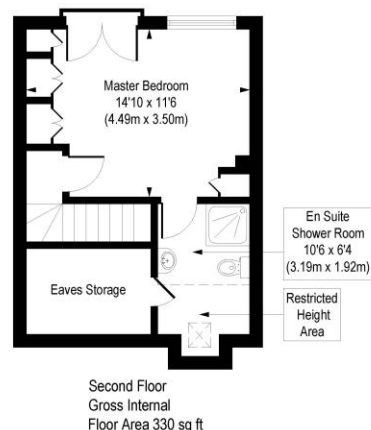
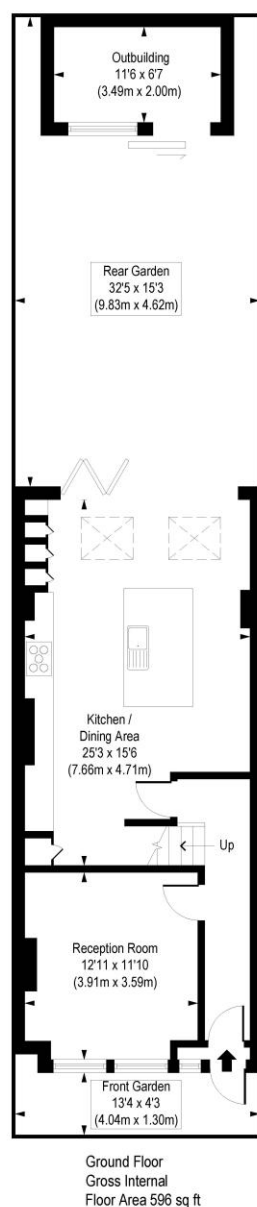
Wandsworth Council Tax Band: D





## Fairlight Road, SW17

Approx. Gross Internal Floor Area 1435 sq. ft / 133.30sq. m (Including Restricted Height Area, Eaves Storage & Outbuilding)  
Approx. Gross Internal Floor Area 1261 sq. ft / 117.18 sq. m (Excluding Restricted Height Area, Eaves Storage & Outbuilding)



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		
55-68	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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