



Fairlight Road, SW17

£940,000 *Freehold*



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.

#### KEY FEATURES

- Edwardian House
- Four Bedrooms
- Two Bathrooms
- Outbuilding
- Refurbished to a High Standard
- Quiet Residential Street



Tooting

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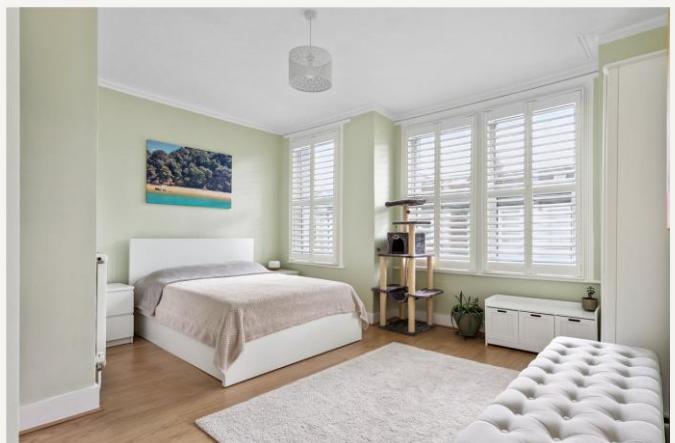
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To the rear of the property lies a spacious open-plan kitchen and dining area, designed with modern living in mind. This contemporary space boasts tiled flooring, a range of sleek wall and base units with wooden countertops, integrated appliances, 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.

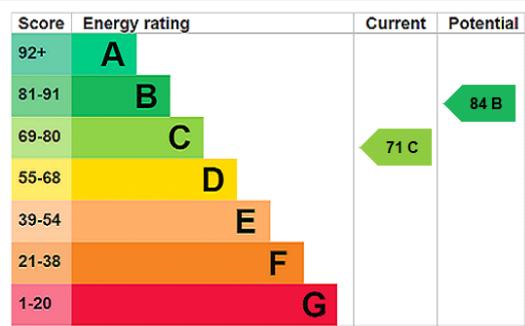
Fairlight Road, located in the heart of Tooting SW17, is a residential street known for its charming period properties and strong sense of community. Just a short walk from Tooting Broadway, the area offers an ideal balance between vibrant city living and peaceful suburban life. Residents enjoy easy 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 (0.4 miles)

## Fairlight Road, SW17

Approx. Gross Internal Floor Area 1435 sq. ft / 133.05sq. 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. We have tried to measure 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:** D

**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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