



IDLECOMBE ROAD, SW17
OIEO £725,000 FREEHOLD

A TWO/THREE BEDROOM HOUSE LOCATED
ON A QUIET RESIDENTIAL ROAD.

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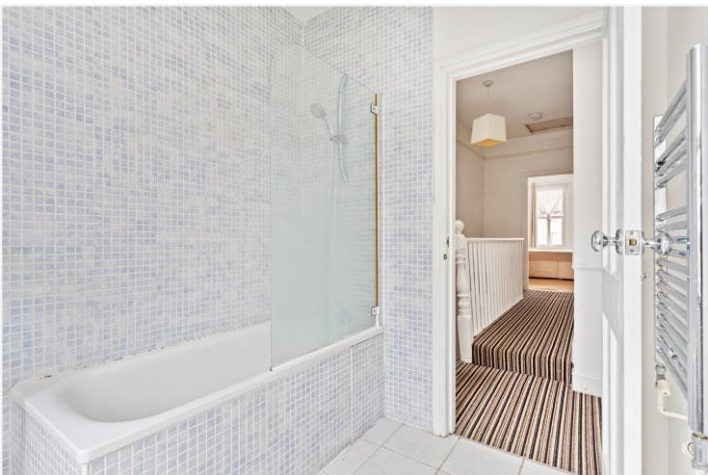
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DESCRIPTION:

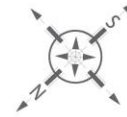
Situated on a peaceful, tree-lined road, this substantial two/three bedroom house presents an exciting refurbishment opportunity. It's bright and spacious layout encompasses a separate reception and dining room on the ground floor and positioned at the rear of the property, you will find the kitchen which provides access onto the private rear garden. Upstairs, two double bedrooms, a family bathroom, and a separate shower room await, along with the potential for a loft conversion subject to planning permission.

Conveniently located on Idlecombe Road, this property is just moments away from Tooting Rail station and a short stroll from Tooting Broadway, where an array of amenities awaits, including the renowned Tooting Market. The neighbourhood is celebrated for its tranquil atmosphere and tight-knit community, bolstered by the presence of excellent local schools.



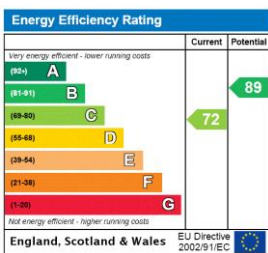
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Approx. Gross Internal Floor Area 1009 sq. ft / 93.78 sq. m



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.



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