



AVOCA ROAD, SW17
£900,000 FREEHOLD

**A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL
FAMILY HOME IN ONE OF TOOTING'S MOST SOUGHT
AFTER ROADS.**

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION

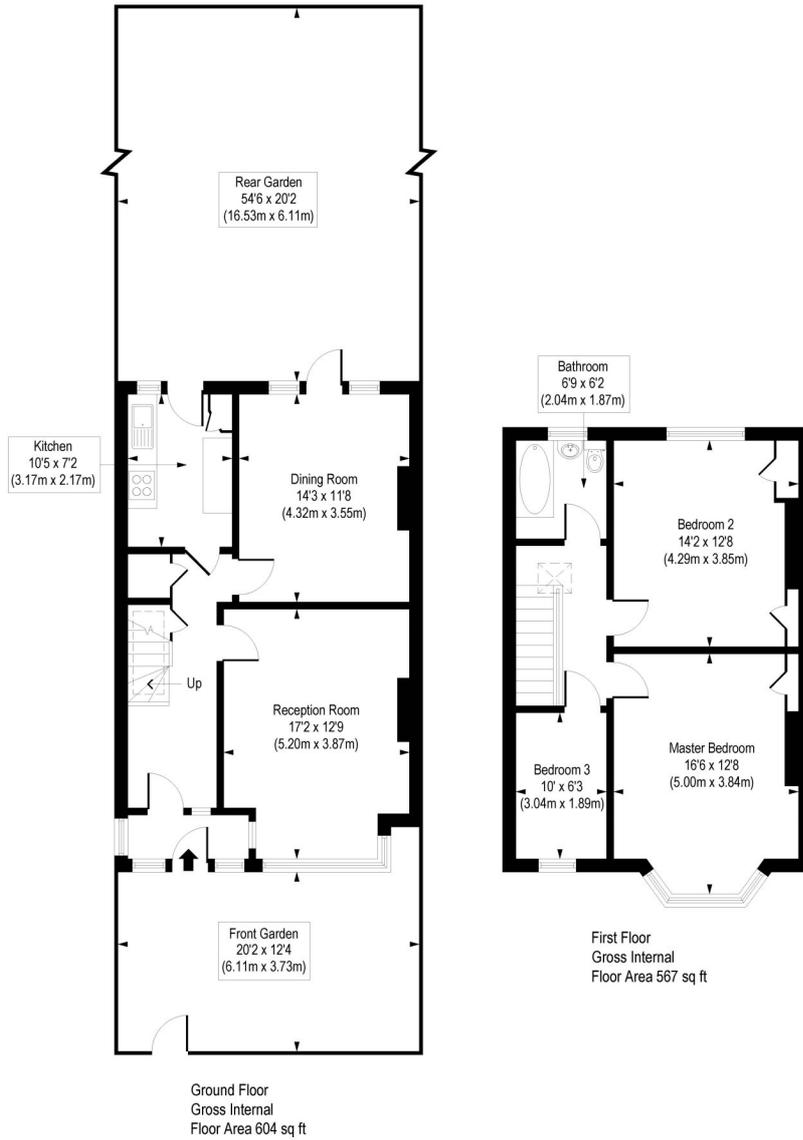
A rare opportunity to acquire a substantial family home in one of Tooting's most sought after roads. The property offers huge potential to extend to the rear and into the loft space (subject to planning). The current accommodation comprises, two large reception rooms and galley kitchen on the ground floor. The first floor offers two generous double bedrooms, single bedroom and a family bathroom There is a large West facing rear garden which is surrounded by mature shrubs and borders.

Avoca Road is a tree lined residential road that is perfectly located within moments of Tooting Bec Common, all local amenities of Upper Tooting Road and within easy reach of local bus routes as well as Tooting Bec Station (Northern line, Zone 3).



Avoca Road, SW17

Approx. Gross Internal Floor Area 1171 sq. ft / 108.85 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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