



Ashbourne Road, CR4

£799,999 *Freehold*



A truly exceptional four-bedroom family home, finished to an incredibly high specification throughout and offering an impressive 1,680 sq. ft. of accommodation arranged over three floors.

KEY FEATURES

- End of Terrace House
- Four Spacious Bedrooms
- Incredibly High Specification
- Luxurious Principal Bedroom With En-Suite
- Stunning Open-Plan Kitchen And Dining Area
- Separate Reception Room
- Large Tiled Garden Area



Tooting

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Winkworth

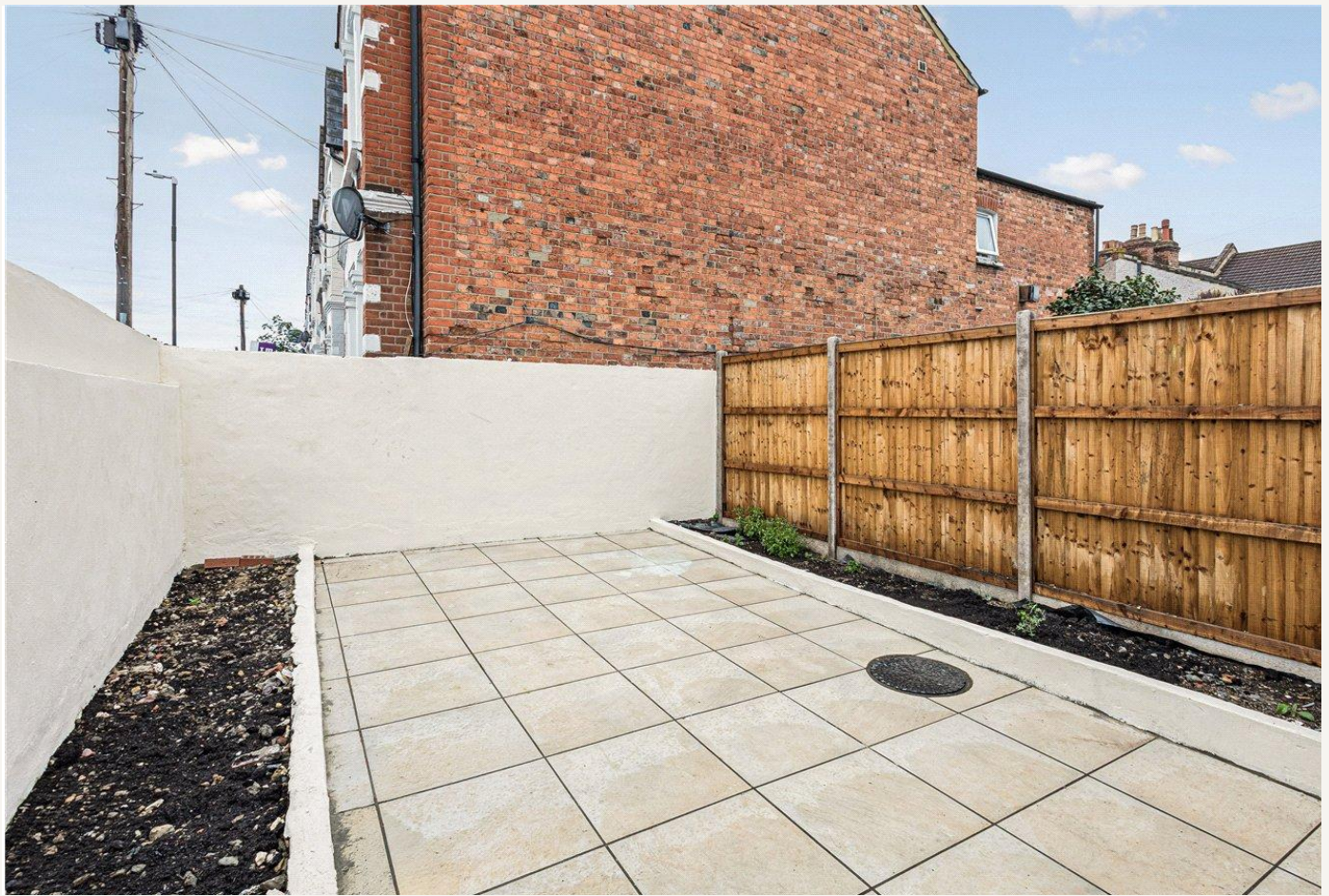
for every step...



The ground floor provides a superb sense of space, with a stunning open-plan kitchen and dining area featuring a contemporary fitted kitchen, large central island and direct access onto the beautifully landscaped rear garden. A separate reception room sits to the front, alongside a convenient shower room.

The first floor offers three well-proportioned bedrooms, a stylish family bathroom and excellent storage, while the entire top floor is dedicated to a magnificent principal bedroom suite. This impressive space benefits from a large bedroom, extensive fitted storage and a luxurious en-suite shower room, creating a wonderful private retreat. Outside, the rear garden is a particular highlight, featuring a large fully tiled entertaining area which is ideal for al fresco dining and entertaining, with plenty of space beyond for further seating and planting.





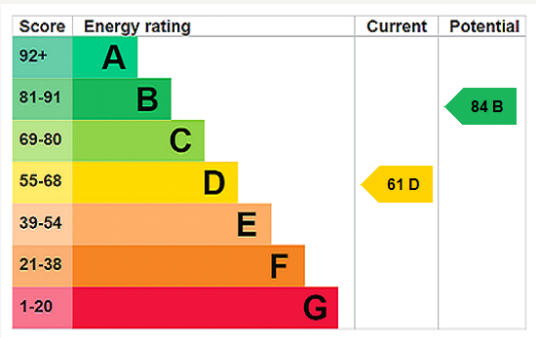
Presented in immaculate condition with beautifully appointed interiors, quality finishes and an abundance of space, this is an exceptional home that needs to be viewed to be fully appreciated. Located on Ashbourne Road in Tooting, the property is well placed for the area's excellent range of amenities, transport links and green spaces. With Tooting Railway Station a few minutes away, residents have reliable and quick links to central London (20 mins to central London). The property further benefits from its excellent catchment area with Links Road School and Graveney School moments from the house.

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Approx. Gross Internal Floor Area 1680 sq. ft / 156.04 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1500 sq. ft / 139.39 sq. m (Excluding Restricted Height Area & Eaves)



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.



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.