



SELKIRK ROAD, SW17
£820,000 FREEHOLD

**A CHARMING FAMILY HOME SITUATED ON ONE OF
TOOTING BROADWAY'S MOST SOUGHT AFTER ROADS**

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

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DESCRIPTION

This charming two bedroom family home has been beautifully maintained by the current owners to the highest standard and offers tremendous potential to extend into the loft subject to the necessary consent. The house comprises a stunning double reception room with a woodburning stove in the front reception with a beautiful marble surround and built in bookshelves either side. To the rear of the house is an impressive open plan contemporary kitchen which was extended to the side. Large French doors open onto the impressive garden and patio area.

On the first floor there is a glorious master bedroom with original fireplace, one further generous double bedroom and a large family bathroom with separate shower.

Outside, the beautifully landscaped garden has been thoughtfully laid out to create a great entertaining space by the house with a large patio area and storage shed attached to the house. To the rear of the garden are established beds and a section of lawn.

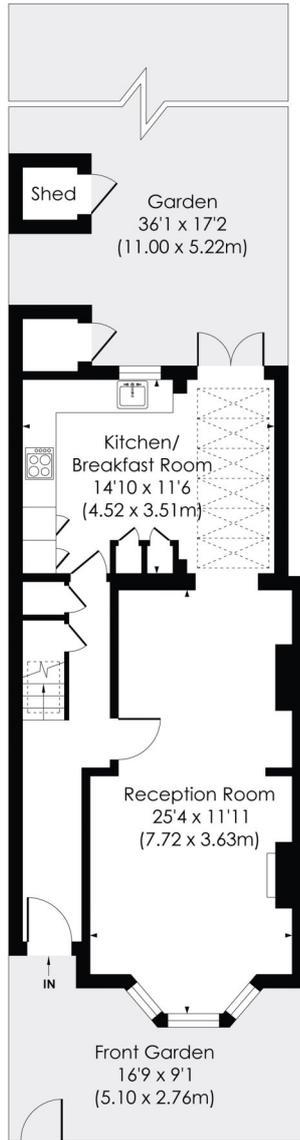
Selkirk Road is extremely well located, within walking distance of Tooting Broadway Tube (Northern Line) and Tooting High Road, providing a huge array of local amenities including the hugely popular Selkirk pub and Tooting Market . St George's Hospital is close by, as is Tooting station that offers trains direct to City Thameslink and London St Pancras.



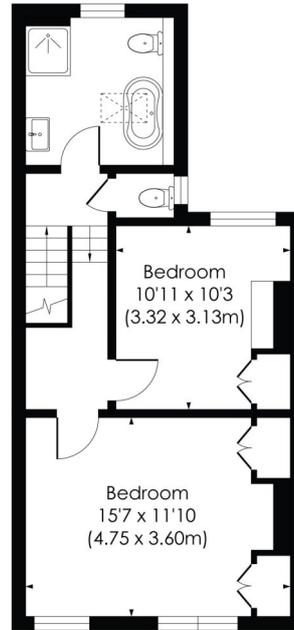
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Approx. Gross Internal Floor Area

1030 Sq. ft./95.73 Sq. m



GROUND FLOOR



FIRST FLOOR

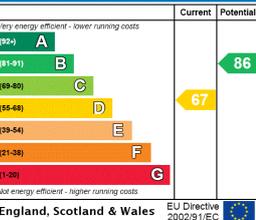
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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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