



Langroyd Road, SW17

£1,350,000 *Freehold*

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An exceptional four-bedroom family home, beautifully renovated and immaculately presented to an incredibly high specification throughout, offering approximately 1,781 sq. ft. of stylish accommodation and a wonderful south-facing rear garden.

KEY FEATURES

- Terraced Victorian Freehold
- Arranged Over Three Floors
- Four Double Bedrooms
- Extended Kitchen & Family Room
- Reception Room & Dining Room
- Three Bathrooms Including Downstairs WC
- Impressive Principal Suite With Dressing Room



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The ground floor offers a superb balance of entertaining and family living space. To the front is an attractive and generously proportioned reception room, flooded with natural light from the bay window and featuring plantation shutters, a striking feature fireplace with gas coal fire and bespoke fitted shelving. The reception flows through to the spectacular extended kitchen and family room, which forms the heart of the home. Exceptionally light and spacious, the kitchen has been beautifully finished with sleek gloss cabinetry, integrated appliances, mirrored splashbacks and a large central island providing additional storage and an excellent informal dining and entertaining space.

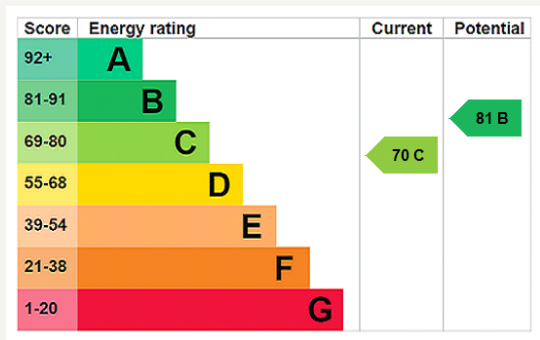
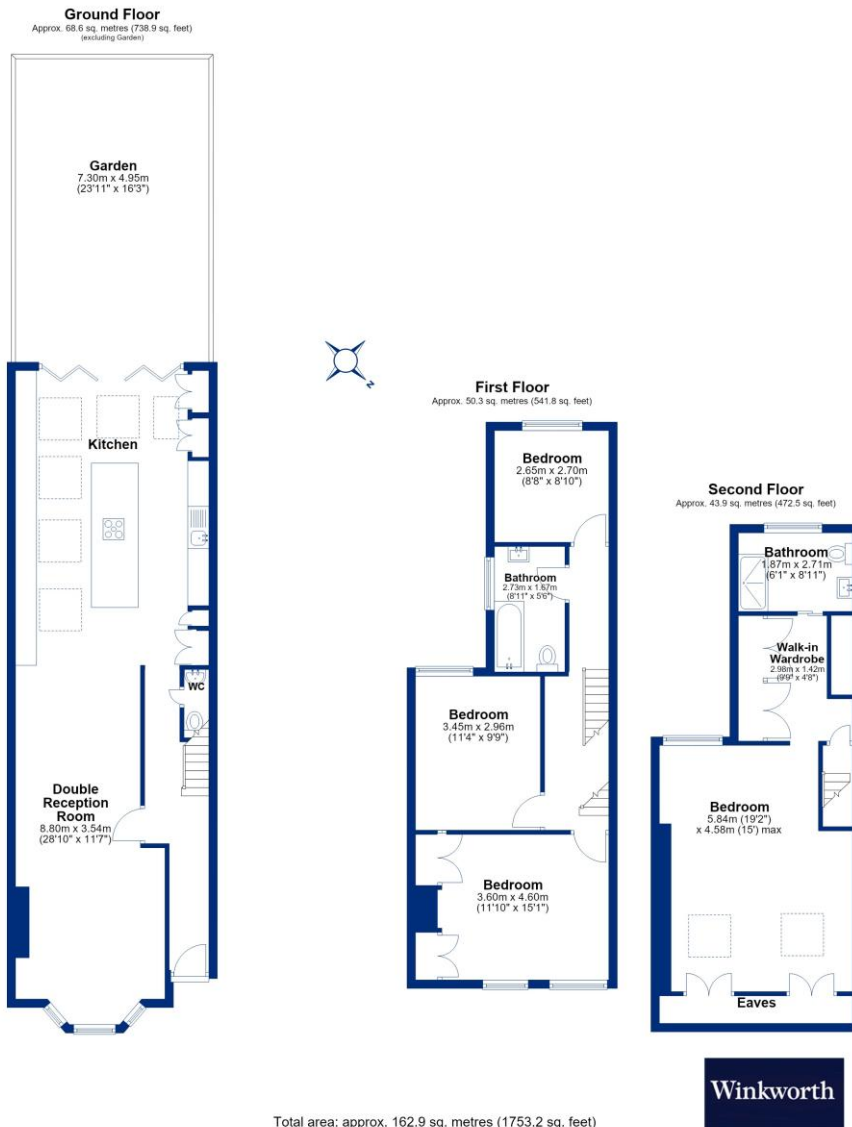
Bi-folding doors open directly onto the beautifully planted south-facing rear garden, seamlessly connecting the indoor and outdoor living areas and creating a fantastic setting for entertaining and al fresco dining during the warmer months. A convenient downstairs cloakroom completes the ground-floor accommodation. The first floor comprises two generous double bedrooms, a further bedroom which would also make an ideal study or nursery, and a beautifully appointed family bathroom, all finished with exceptional attention to detail.





The second floor is dedicated to an impressive principal suite spanning the top floor. The bedroom leads to a separate dressing room with extensive fitted wardrobes, together with a stylish shower room, creating a superb private retreat. Throughout, the house effortlessly combines the character and proportions of a traditional London property with high-quality contemporary finishes, resulting in a home that is both elegant and extremely practical for modern family life.

Langroyd Road is a highly desirable residential road ideally positioned for the excellent amenities of both Tooting and Balham, with a superb selection of independent cafés, restaurants, shops and everyday amenities nearby. The property is also conveniently located for the open green spaces of Tooting Common and Wandsworth Common, while Tooting Bec Underground station provides excellent Northern Line connections into the City and West End.



MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
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.