



FIRCROFT ROAD, SW17  
**£1,250,000 FREEHOLD**

**AN EXCEPTIONAL FOUR BEDROOM FAMILY  
 HOME CLOSE TO TOOTING BEC TUBE.**

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#### **DESCRIPTION:**

**A charming four bedroom family home which has been beautifully refurbished, extended and maintained by the current owner whilst retaining many original period features throughout. The elegant front reception room is beautifully presented with a stunning fireplace and a large bay window allowing plenty of natural light to flow through. To the back of the property is the amazing extended kitchen. The current owners have installed a stunning bespoke kitchen with integral appliances, separate island and underfloor heating. Sliding slimline doors lead you on to the wonderful South facing garden which is partly paved and partly artificial grass. The ground floor also boasts a large utility room and separate WC.**

**On the first floor, there are three bedrooms and a contemporary family bathroom with underfloor heating. The loft comprises the master bedroom with fitted wardrobes, Juliet balcony and an en-suite bathroom.**

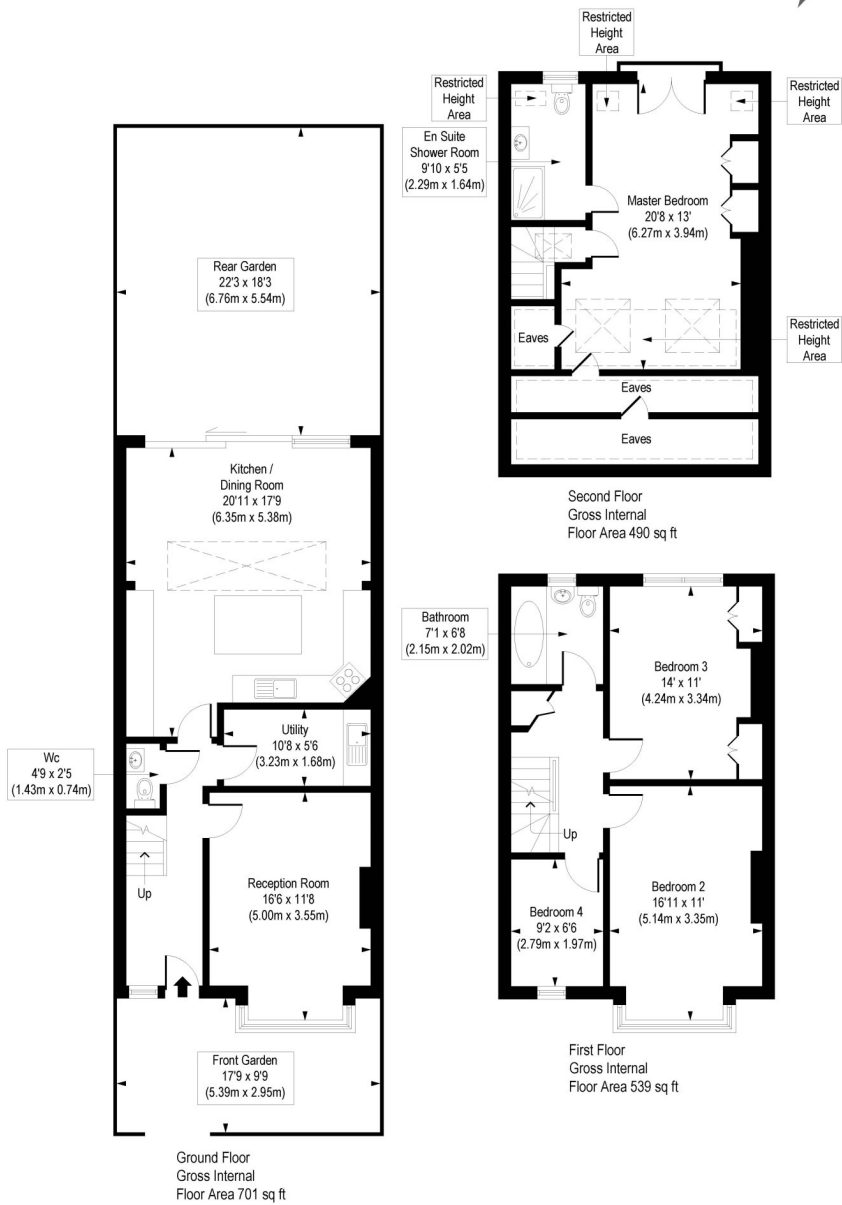
**Fircroft Road is a charming residential road located within close proximity to outstanding schools, a plethora of local amenities, local buses and underground links (Northern line, zone 3), that both offer frequent access into and out of The City.**





# Fircroft Road, SW17

Approx. Gross Internal Area 1730 sq. ft / 160.76 sq. m (Including 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.

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.

