





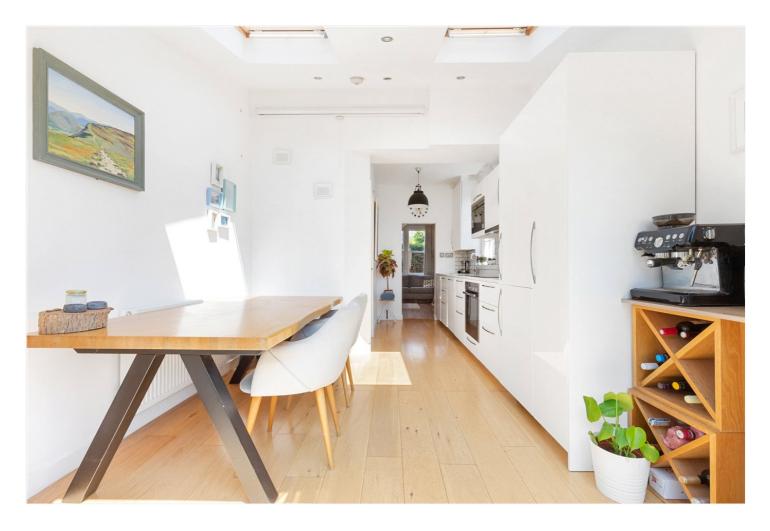
COWICK ROAD, SW17 **£600,000 FREEHOLD** 

## AN EXCEPTIONAL TWO DOUBLE BEDROOM END OF TERRACE COTTAGE.

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



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## **DESCRIPTION:**

This exceptional two double bedroom end of terrace home is presented in fantastic condition and is full of natural light. The property briefly comprises; front reception room with wooden flooring and a feature fireplace. Beautifully presented modern kitchen that leads into the fabulous rear reception room with bi-fold doors leading onto the charming south facing garden. The family bathroom is situated on the ground floor. Two beautifully presented double bedrooms are then found on the first floor.

Cowick Road is a beautiful residential road that is a short walk from all the local amenities of Tooting High Street. Local bus routes are in abundance, and Tooting Broadway (Northern line, Zone 3) can be found less than 10 minutes' walk away, both allowing easy access into and out of The City.

















## **COWICK ROAD, SW17** Approx. Gross Internal Floor Area 636 Sq. ft/59.12 Sq. m Garden 19'7 x 18'11 (5.96 x 5.77m) Kitchen/ Breakfast Room 18'1 x 10'2 $(5.50 \times 3.10m)$ Bedroom 11'5 x 7'10 (3.49 x 2.38m) Reception Room Bedroom 14'9 x 12'6 11'11 x 11'5 $(4.50 \times 3.82m)$ (3.64 x 3.49m) Front Garden 12'2 x 4'4 $(3.70 \times 1.31m)$

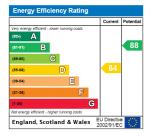
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FIRST FLOOR

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.

**GROUND FLOOR** 



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