



ANSELL ROAD, SW17  
**£900,000 FREEHOLD**

## A FOUR BEDROOM HOUSE WITH OFF STREET PARKING

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## DESCRIPTION:

This attractive end-of-terrace family home offers spacious living perfectly suited for a growing family. With off-street parking for two cars, a suntrap garden, and a versatile layout.

The home welcomes you into a bright reception room, enhanced by a charming bay window that fills the space with natural light. The ground floor seamlessly flows into the expansive kitchen and dining area, creating a sociable space for family meals and entertaining guests. This space opens directly onto the delightful south-west facing garden which enjoys sunshine long into the afternoon and evening.

A significant highlight is the substantial, brick-built outbuilding at the rear of the garden. Fully wired with electricity, this versatile structure is the perfect solution for a quiet home office, a personal gym, or a creative workshop.

The first floor comprises three bedrooms, all fully carpeted for comfort, along with a modern family bathroom. The master bedroom features floor-to-ceiling wardrobes, providing excellent storage. The accommodation is completed by a very spacious fourth bedroom on the second floor.

The property also offers scope for further extension, subject to the necessary planning permissions.

Ansell Road in SW17 is a sought-after residential street in the heart of Tooting. The area has a welcoming, community-oriented feel, with a mix of charming period homes and tree-lined surroundings. Just a short walk from Tooting Bec Underground Station, residents enjoy excellent transport links into Central London as well as easy access to nearby Balham and Wandsworth. The neighbourhood is well served by an array of independent cafés, restaurants, and shops, creating a lively yet relaxed atmosphere. Green spaces such as Tooting Bec Common are close by, offering plenty of opportunities for outdoor leisure, while local schools and amenities make this a practical and appealing location for families and professionals alike.

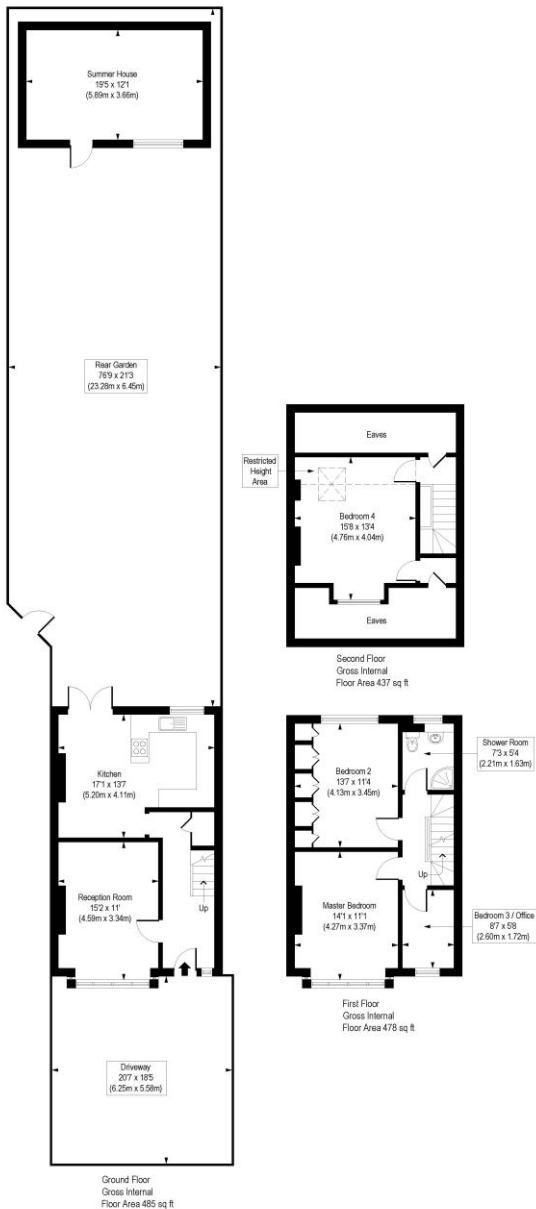
Wandsworth Council Tax Band: E





# Ansell Road, SW17

Approx. Gross Internal Floor Area 1632 sq. ft / 151.67 sq. m (Including Restricted Height Area, Eaves & Summer House)  
Approx. Gross Internal Floor Area 1178 sq. ft / 109.43 sq. m (Excluding Restricted Height Area, Eaves & Summer House)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** E

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.

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