



SEELY ROAD, SW17
£725,000 FREEHOLD

A BRIGHT FOUR BEDROOM HOUSE ON SEELY ROAD.

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

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DESCRIPTION:

This well-presented family home on Seely Road offers spacious and versatile accommodation arranged over three floors. The ground floor features a bright reception room with wood laminate flooring and a front-facing double-glazed window. Engineered wood flooring continues into the modern galley-style kitchen, which is fitted with a range of wall and base units, a tiled splashback, and integrated appliances. The adjoining dining area has a double-glazed door that opens onto a patioed, north-facing rear garden—perfect for outdoor relaxation or entertaining.

The first floor comprises two well-sized double bedrooms, both with double glazed windows. One benefits from fitted carpet and a built-in storage cupboard, while the other features wood laminate flooring. A third room on this floor serves well as a single bedroom or study, retaining its original wood flooring and a double glazed window. A modern family bathroom with tiled walls and stylish suite fittings completes this level.

The top floor hosts the master bedroom, a spacious and peaceful retreat with fitted carpet and a double glazed window. This floor also includes a tiled walk-in shower room, adding to the home's practicality and comfort.

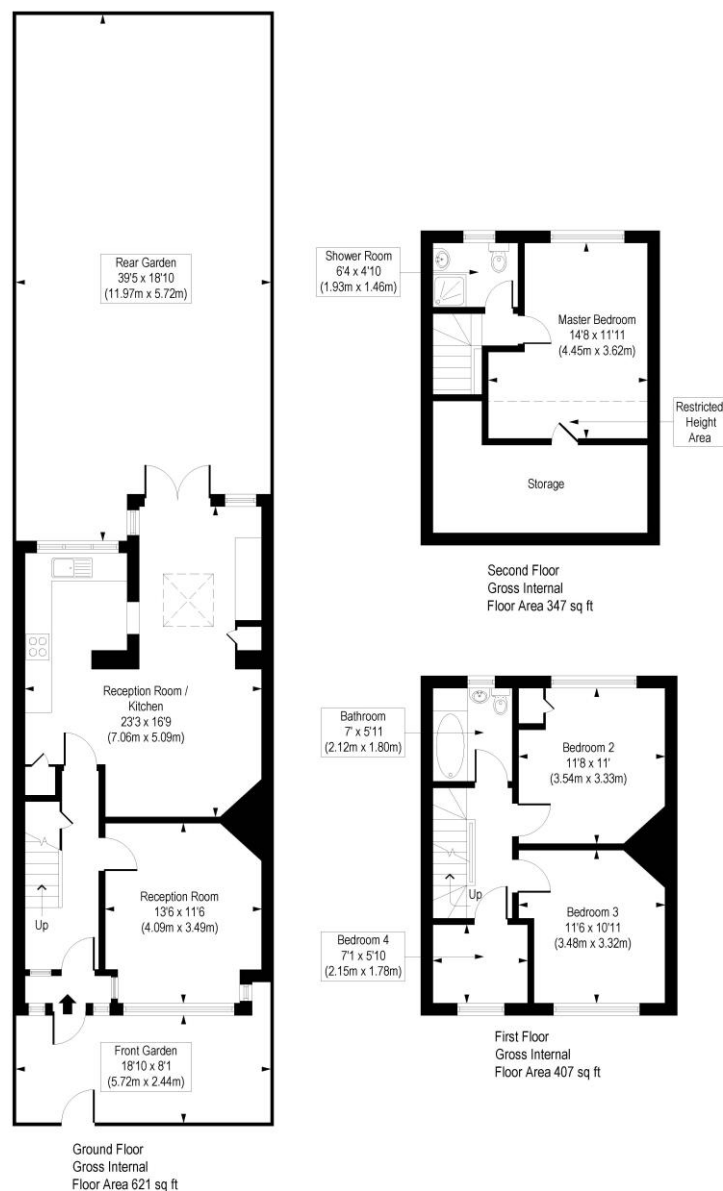
Seely Road, located on a charming residential street known for its classic terraced homes and strong sense of community. The neighbourhood has a vibrant, multicultural atmosphere and is popular with families, young professionals, and long-term residents alike. It offers excellent transport links, with both Tooting railway station (0.4 miles) and Tooting Broadway Underground station nearby (0.8 miles), making commuting into central London convenient. The area is also well-equipped with local amenities, including supermarkets, cafés, schools, and green spaces, creating a balanced and comfortable urban lifestyle. Seely Road blends the energy of city living with a relaxed, residential feel.

Wandsworth Council Tax Band: D



Seely Road, SW17

Approx. Gross Internal Floor Area 1375 sq. ft / 127.76 sq. m (Including Restricted Height Area & Storage)
Approx. Gross Internal Floor Area 1215 sq. ft / 112.91 sq. m (Excluding Restricted Height Area & Storage)



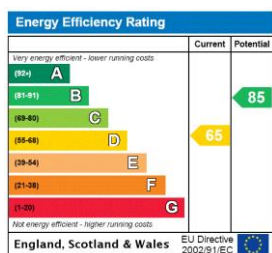
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes 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.

Tenure: Freehold

Council Tax Band: D

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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