



Ashbourne Road, CR4

£775,000 *Freehold*

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A fantastic five-bedroom house with a large private garden, located in this popular area close to Tooting Broadway, Furzedown and Mitcham.

KEY FEATURES

- Freehold
- Five Bedrooms
- Two Modern Bathrooms
- Large Open Plan Kitchen/Dining Room
- Spacious Reception Room
- Private Garden With Outbuilding
- Excellent Location



Tooting

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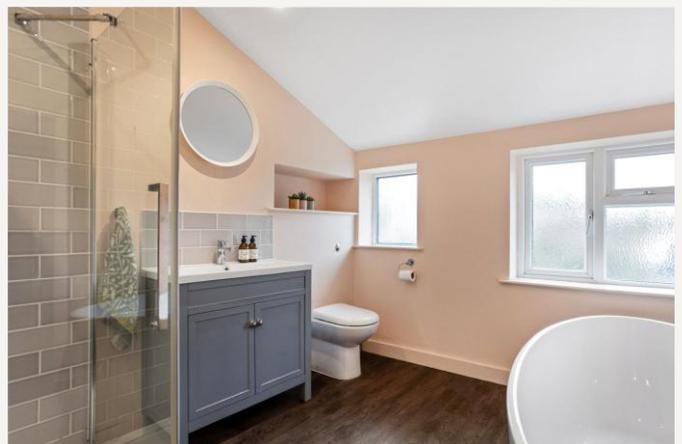


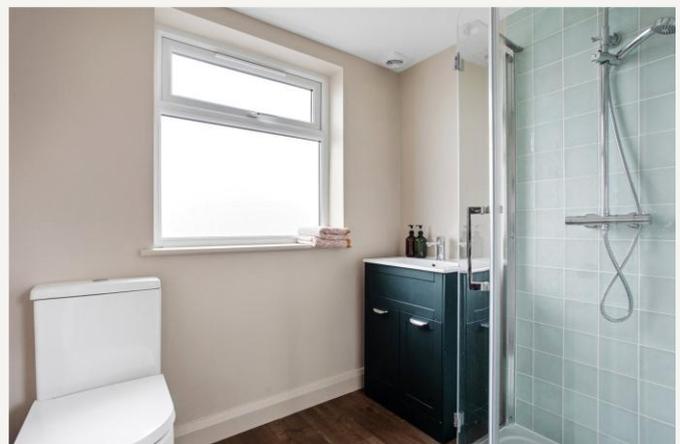
for every step...



The ground floor consists of a wonderful reception room with a large bay window allowing an abundance of natural light, with stunning marble fireplace features and retained period character with high ceilings and cornicing. To the rear of the property is a spacious open plan kitchen and dining room, perfect for hosting, with stunning floor-to-ceiling French doors leading out into the large private south-facing garden. The garden benefits from a shed for garden tools, plus spacious multifunctional outbuilding with drainage, power and dry storage. The property further benefits from a private off-road garage.

The first floor comprises a generous modern family bathroom, three double bedrooms with great views and ample storage. On the second floor there are two smaller bedrooms, one currently being used as a study, and a smaller bathroom. The property further benefits from separate private access to its rear.





Ashbourne Road is ideally located close to the green open spaces of Figges Marsh. Local amenities are short distance away in Tooting Broadway or Mitcham and there are numerous transport links found at Tooting Rail Station, Tooting Broadway Underground (Northern Line) and a variety of bus routes all in walking distance from the property.

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Approx. Gross Internal Floor Area 2152 sq. ft / 199.89 sq. m (Including Restricted Height Area, Eaves Storage, Garage & Summer House)
 Approx. Gross Internal Floor Area 1611 sq. ft / 149.70 sq. m (Excluding Restricted Height Area, Eaves Storage, Garage & 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.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed.

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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