



WOODLAND WAY, CR4
£700,000 FREEHOLD

**A BEAUTIFULLY PRESENTED, THREE BEDROOM END OF
 TERRACED HOUSE SITUATED ON A QUIET RESIDENTIAL ROAD.**

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DESCRIPTION

A beautifully presented, three bedroom end of terraced house situated on a quiet residential road. The property has been well maintained and offers plentiful space throughout. On the ground floor, there is a large reception room with bay window. Hallway, leading to a magnificent open plan kitchen/living/dining area with full width bi-folding doors leading out to the gorgeous South facing garden. The kitchen area has a wonderful large island at the centre. Just off the kitchen is a separate downstairs cloakroom and utility room.

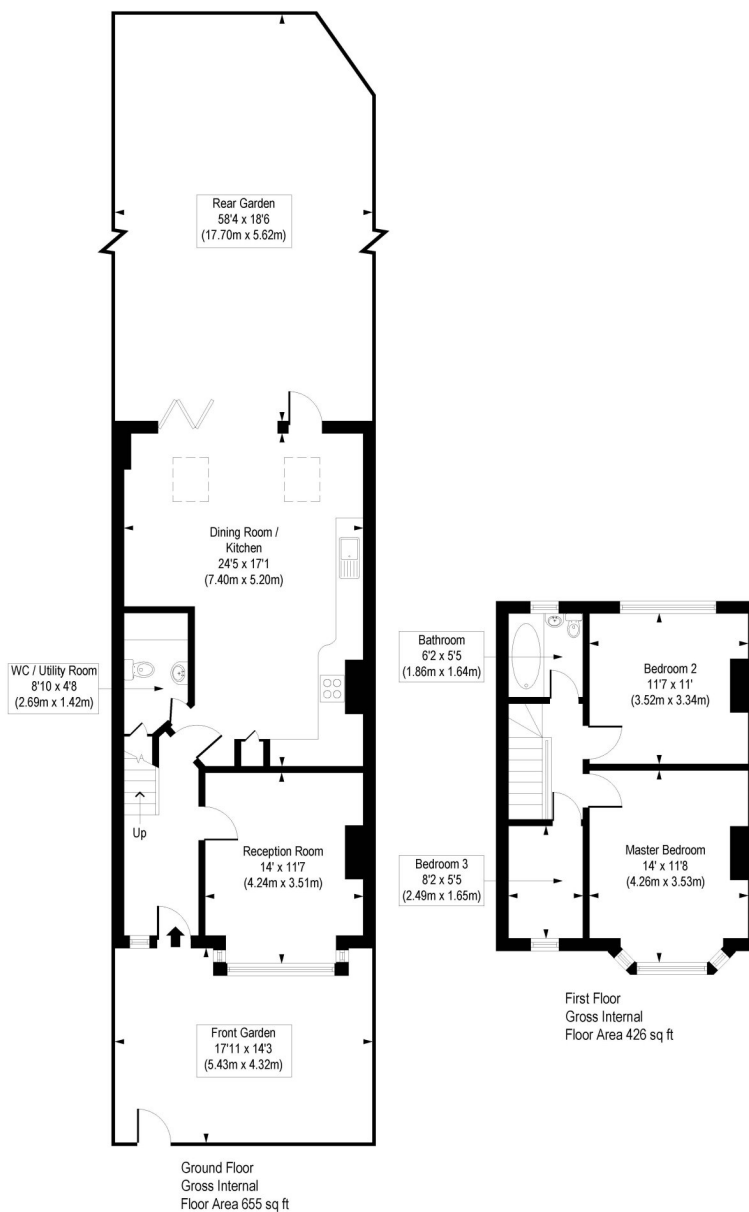
The first floor comprises two generous double bedrooms, single bedroom and a family bathroom. Externally, the rear garden is a generous, laid to lawn with established fruit trees. The borders are full of mature shrubs offering plenty of privacy.

Further benefits include side access and the potential to extend into the loft subject to usual planning constraints.

Woodland Way is a beautiful residential road ideally located within walking distance from all local amenities of London Road, as well being within easy reach of Tooting station, allowing easy access in and out of the City. Tooting Broadway is within 10 minutes' walk and offers further national and independent amenities.

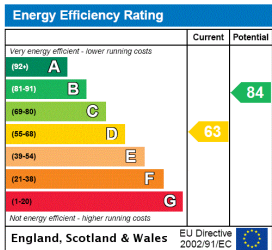


Woodland Way, CR4
Approx. Gross Internal Floor Area 1082 sq. ft / 100.50 sq. m



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.



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