

GASSIOT ROAD, SW17
£995,000 FREEHOLD

A CHARMING EXTENDED FAMILY HOUSE SITUATED ON A BEAUTIFUL QUIET, TREE LINED ROAD

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DESCRIPTION

A charming extended family house situated on a beautiful quiet, tree lined road. The current owners have sympathetically renovated this beautiful period house to a high standard whilst retaining many original features. The property consists of a wide entrance hall which leads into the sitting room at the front of the house with a functional gas fireplace. The rear of the house has been extended to create a wonderful open plan kitchen/dining room at the rear with full width bi-folding doors and the bespoke kitchen at the focal point of the house boasting plentiful storage and integral appliances. There is a separate utility room along with a downstairs WC off the hallway. The first floor offers a beautiful family bathroom, gorgeous large double bedroom at the front and two further bedrooms to the rear. The loft has been fully extended and offers a generous double bedroom with built in wardrobes, an ensuite shower room and access to ample storage in the remainder of the eaves. Externally, the rear garden is mainly laid to lawn offering an excellent space to enjoy with its south-westerly aspect.

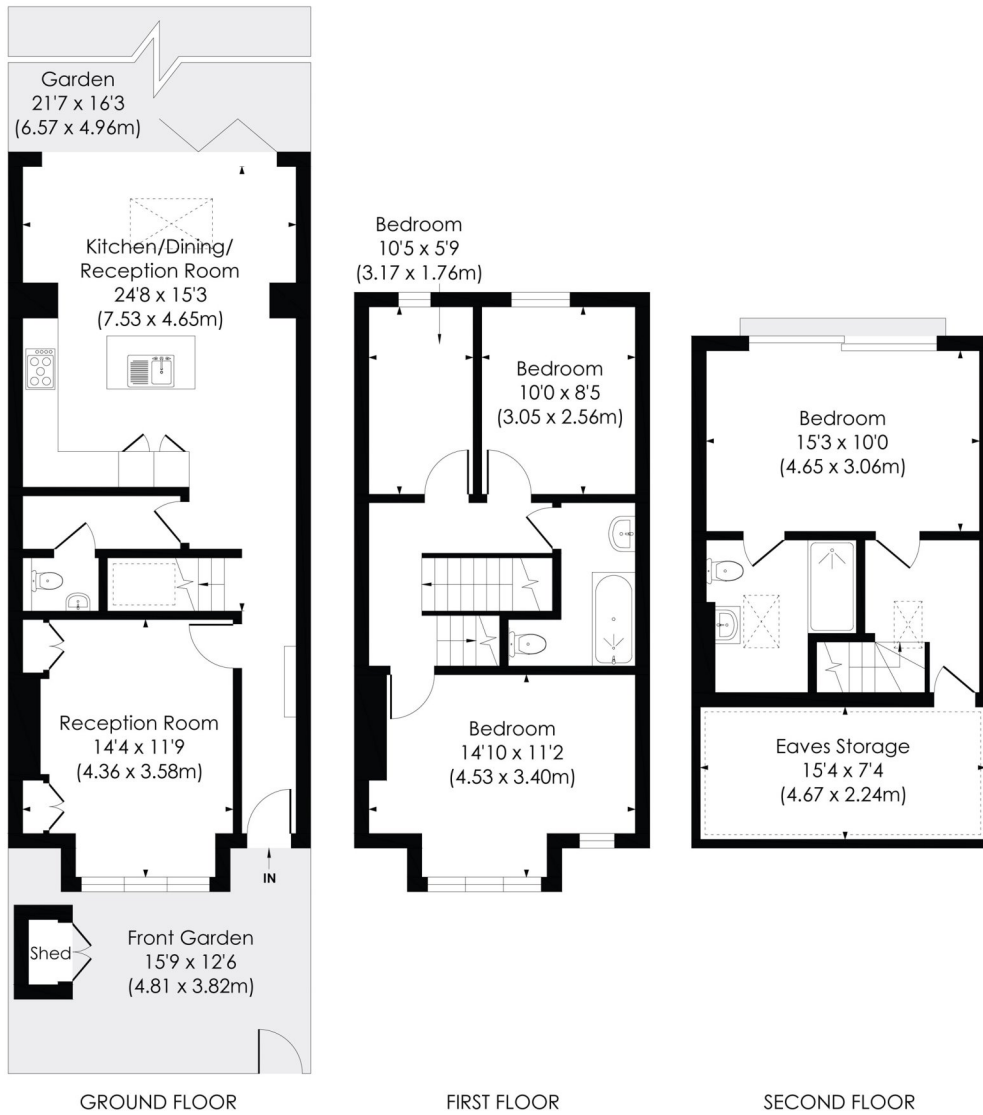
Gassiot Road is ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations.

The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous Tooting Markets. The properties' location further benefits from being within a short walk of Tooting Bec Common and ideally located within the catchment area of several popular and highly regarded schools and nurseries. The house is future-proofed and would make a fantastic family home for decades to come.



GASSIOT ROAD, SW17

Approx. Gross Internal Floor Area
1438 Sq. ft/133.62 Sq. m (including Eaves)



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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