

LINKS ROAD, SW17
OIEO £700,000 FREEHOLD

A FOUR BEDROOM HOUSE WITH A GARDEN.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

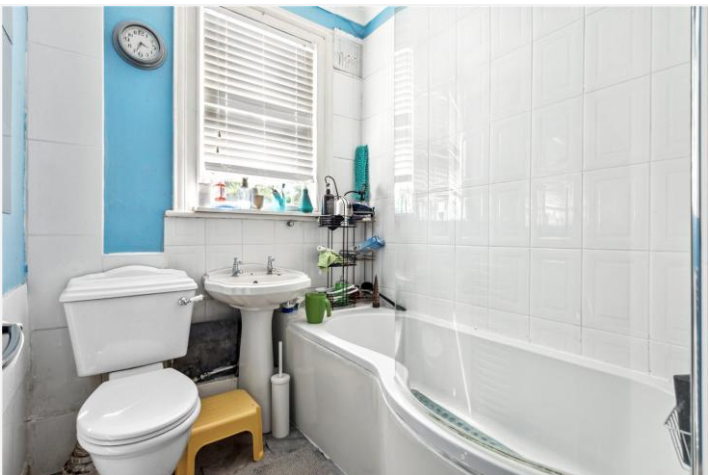
The ground floor of this four-bedroom home offers a bright reception room, complete with engineered wood flooring, window shutters, and a feature fireplace that adds character to the space. At the rear of the property, the open-plan kitchen and dining area is functional, featuring matching engineered wood flooring, a range of white gloss wall and base units, integrated appliances, and a Belfast sink with contemporary fixtures. Two skylights flood the dining area with natural light, and large doors open onto the rear garden—perfect for relaxing or entertaining.

Upstairs, the first floor has three bedrooms, all with wood laminate flooring and double-glazed windows. The two larger rooms also have feature fireplaces. The family bathroom includes tiled splashbacks and a modern three-piece suite.

The top floor hosts the loft-converted master bedroom, a generous and light-filled space with two skylight windows and three additional double-glazed windows. The en suite shower room includes tiled flooring, a WC, wash hand basin, shower cubicle, and its own window for ventilation and natural light.

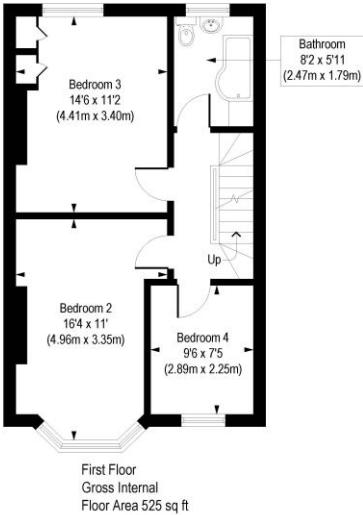
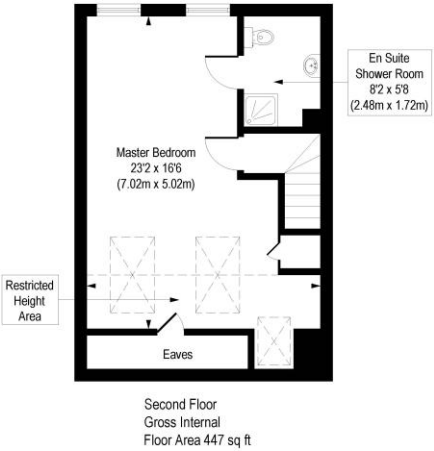
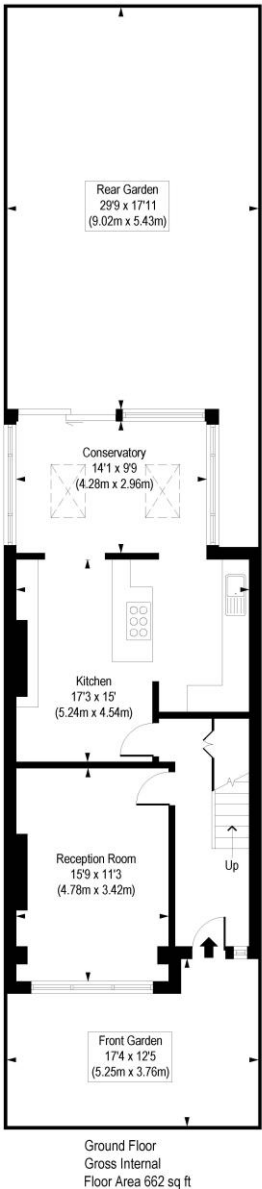
Links Road lies in the heart of the Tooting area in SW17, a leafy, predominantly residential street lined with charming Victorian and Edwardian terraced and semi-detached homes. The area is well-connected, with Tooting Thameslink station just a short walk away and Tooting Broadway Underground nearby (1.1 miles), making access to central London convenient. The neighbourhood is known for its diverse and welcoming community, combining a vibrant local atmosphere with a strong sense of residential stability. Families are drawn to the area for its well-regarded schools and green spaces, while professionals appreciate the easy commute and range of nearby amenities, including supermarkets, independent shops, and cafes. The street maintains a peaceful, suburban feel while still offering all the benefits of urban living.

Merton Council Tax Band: D



Links Road, SW17

Approx. Gross Internal Floor Area 1634 sq. ft / 151.76 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1513 sq. ft / 140.54 sq. m (Excluding Restricted Height Area & Eaves)



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.