



TOPSHAM ROAD, SW17
£1,100,000 FREEHOLD

AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME CLOSE TO TOOTING BEC TUBE. AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A charming four bedroom family home which has been beautifully refurbished, extended and maintained by the current owner whilst retaining many original period features throughout. The elegant front reception room is beautifully presented with a stunning fireplace and a bay window allowing plenty of natural light to flow through. To the back of the property is the amazing extended kitchen with integral appliances and a separate island. Bi folding doors lead you on to the wonderful South facing garden which is partly paved and partly artificial grass. The ground floor also boasts a utility room and separate WC.

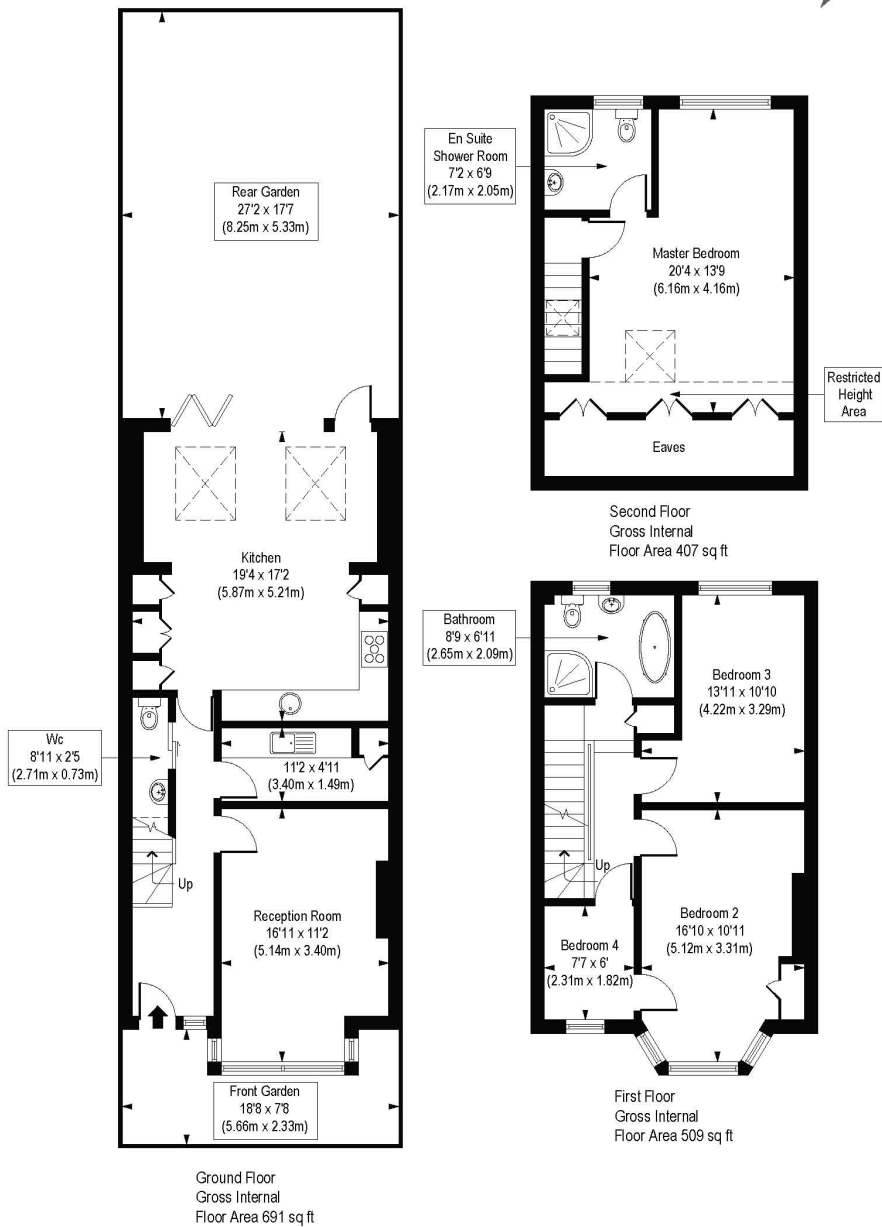
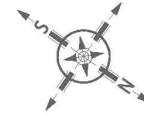
On the first floor, there are three bedrooms and a contemporary family bathroom. The loft comprises the master bedroom with an exposed brick wall and an large en-suite bathroom.

This house is situated in a very peaceful position only minutes from Tooting Bec Tube (Northern Line) and common, as well as many reputable local schools and amenities.



Topsham Road, SW17

Approx. Gross Internal Area 1607 sq. ft / 149.35 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Area 1503 sq. ft / 139.60 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.

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



for every step...

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.