



SMALLWOOD ROAD, SW17  
OIEO £995,000 FREEHOLD

## A BEAUTIFUL AND IMMACULATLY PRESENTED FOUR BEDROOM HOUSE.

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## DESCRIPTION:

An exceptional four-bedroom detached home located in a highly sought-after area, offering contemporary living with elegant finishes.

The ground floor boasts a bright and inviting reception room, featuring abundant natural light, a charming period feature fireplace, and stylish wood flooring. The spacious open-plan kitchen, dining, and living area is designed for modern family life, with ample storage, high ceilings with skylights, and bi-folding doors leading to a private rear garden. The garden, complete with a paved area and a shed, is perfect for outdoor entertaining or relaxation. Additionally, the ground floor benefits from a separate WC/utility room with storage.

On the first floor, the master bedroom showcases wood flooring, built-in wardrobes, and elegant window shutters. This level also includes a spacious, well-lit additional double bedroom with wood flooring, as well as a bright and airy room currently used as a study or office, featuring carpet and abundant natural light.

The loft has been expertly converted into two additional bedrooms, both carpeted and filled with natural light, with one benefiting from an en-suite shower room and eves storage.

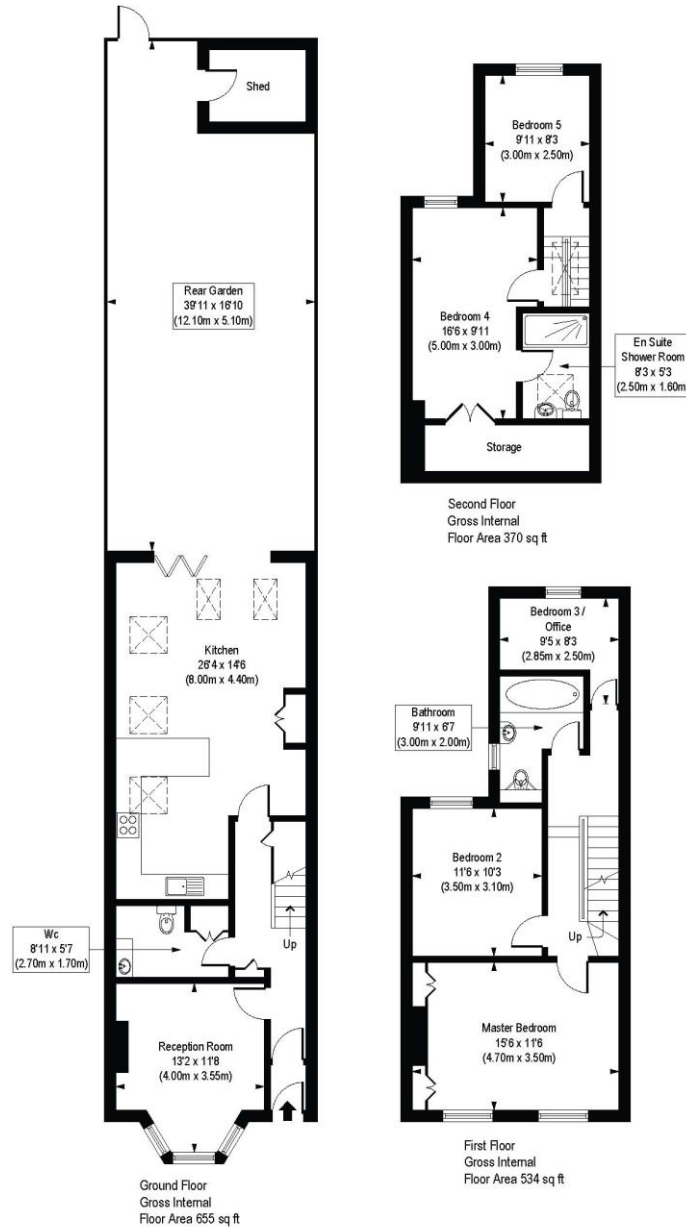
Smallwood Road is a residential street in the heart of Tooting, known for its mix of period houses and mid-century flats. The area has a strong community feel and benefits from a range of local amenities, including supermarkets, cafes, and restaurants. Families are well served by nearby schools such as Smallwood Primary School and Burntwood School, both of which are within easy reach.

Transport links are convenient, with Tooting Broadway Underground Station nearby (0.5 miles), providing access to the Northern Line for quick connections to central London. Additionally, Earlsfield Train Station (1.1 miles) is within easy reach, offering direct services to Waterloo. The area also benefits from several bus routes, making travel around the city effortless.



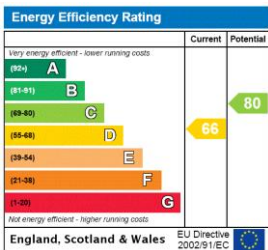
# Smallwood Road, SW17

Approx. Gross Internal Floor Area 1559 sq. ft / 144.85 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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