



HIMLEY ROAD, SW17
OIEO £950,000 FREEHOLD

A FABULOUS FOUR BEDROOM HOUSE WITH STUDY AND PRIVATE GARDEN

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

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DESCRIPTION:

A beautiful four-bedroom house with a large garden in Tooting Broadway. This beautifully maintained home offers a well-designed living space. The ground floor features a generous front bedroom, a spacious open-plan living area, and a modern kitchen at the rear, which opens onto a private garden. A guest WC completes this level. On the first floor, you'll find two double bedrooms, a study, and a stylish family bathroom. The top floor is dedicated to a bright and expansive master bedroom with an en-suite shower room.

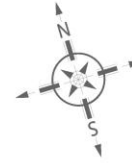
Himley Road, situated in the heart of Tooting, SW17, is a desirable residential street known for its strong community feel and excellent amenities. The area boasts a mix of charming period homes and modern properties, appealing to families and professionals alike. Just a short distance away, Tooting Broadway and Tooting Bec offer a vibrant selection of cafés, restaurants, and shops, while the green open spaces of Tooting Common provide a peaceful retreat. The area is well-served by transport links, with Tooting Broadway (0.5 miles) and Tooting Bec (1.1 miles) stations on the Northern Line offering fast connections to central London. Additionally, nearby bus routes and Tooting railway station provide easy access to surrounding areas, making it a convenient and well-connected place to live.

Wandsworth Council Tax Band: E



Himley Road, SW17

Approx. Gross Internal Floor Area 1701 sq. ft / 157.99 sq. m (Including Eaves)
 Approx. Gross Internal Floor Area 1628 sq. ft / 151.28 sq. m (Excluding Eaves)



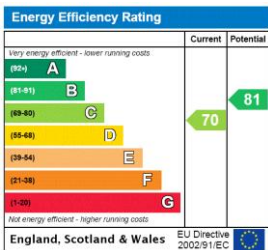
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes 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.

Tenure: Freehold

Council Tax Band: E

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.



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