



IPSWICH ROAD, SW17  
OIEO £625,000 FREEHOLD

## A CHARMING FOUR-BEDROOM FAMILY HOME.

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## DESCRIPTION:

This charming four-bedroom family home that requires some cosmetic updates. As you enter, you'll find a bright reception room with wood laminate flooring, a spacious eat-in kitchen with access to the rear garden, a family bathroom and storage cupboard. Upstairs, there are four bedrooms, each with fitted carpets. The property offers potential for extension at the rear and into the loft, subject to the necessary planning permissions.

Ipswich Road, is a quiet residential street in the Furzedown district of the London Borough of Wandsworth. The road is known for its community feel, with a range of local amenities nearby.

The area is well-served by public transport, with both Tooting Broadway Underground Station and Tooting Railway Station within easy reach, providing convenient access to central London. Additionally, the vibrant Tooting Broadway area is just a short walk away, offering a variety of shops, restaurants, and bars. Furzedown Village, a nearby area, provides a more peaceful environment with local cafes and parks.

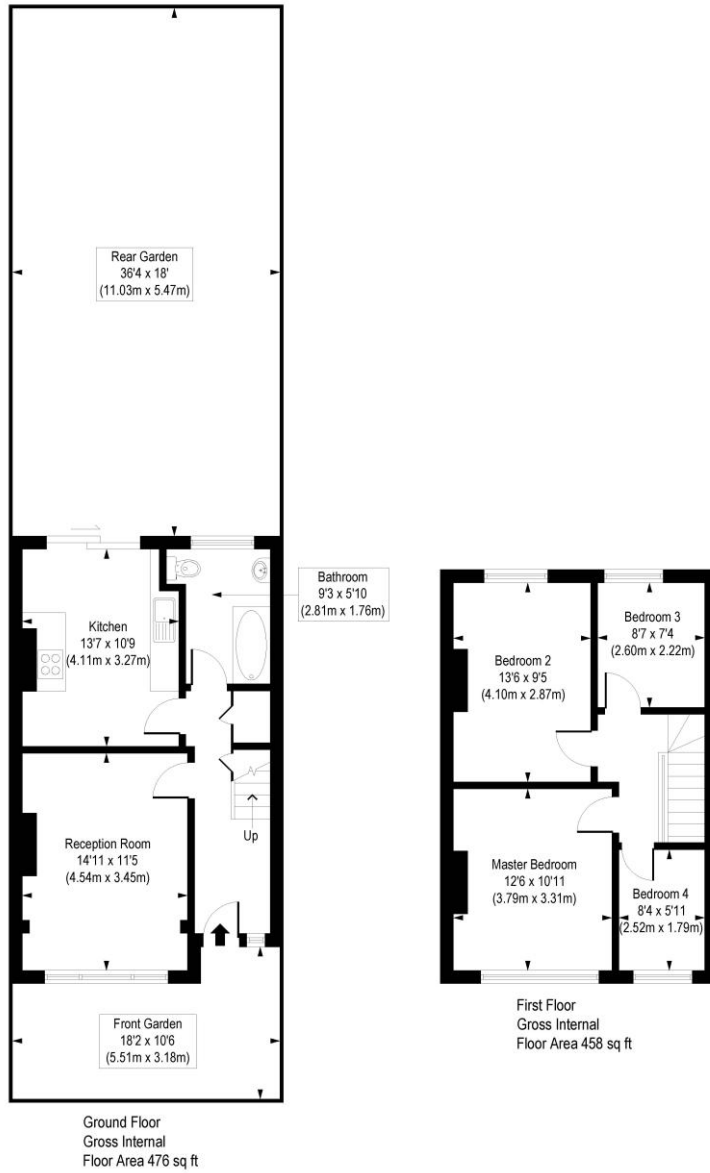
Ipswich Road is popular with families and professionals due to its blend of suburban tranquillity and urban convenience. The neighbourhood offers a welcoming atmosphere with a mix of residential properties, making it an attractive area to live in.

Merton Council Tax Band: D



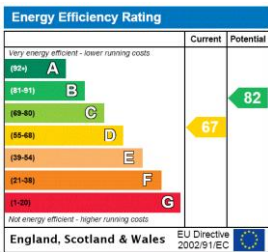
# Ipswich Road, SW17

Approx. Gross Internal Floor Area 934 sq. ft / 86.79 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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