



BROADWATER ROAD, SW17
£875,000 FREEHOLD

A WELL PRESENTED FOUR BEDROOM FAMILY HOUSE OFFERING OPEN PLAN LIVING.

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

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DESCRIPTION:

This well-presented family home boasts spacious, open-plan living.

The ground floor features a combined living, dining, and kitchen area with direct access to the rear garden. On the first floor, you'll find two double bedrooms, a single bedroom or study, and a family shower room. The loft has been extended to the second floor, offering an additional bedroom with an en-suite shower room.

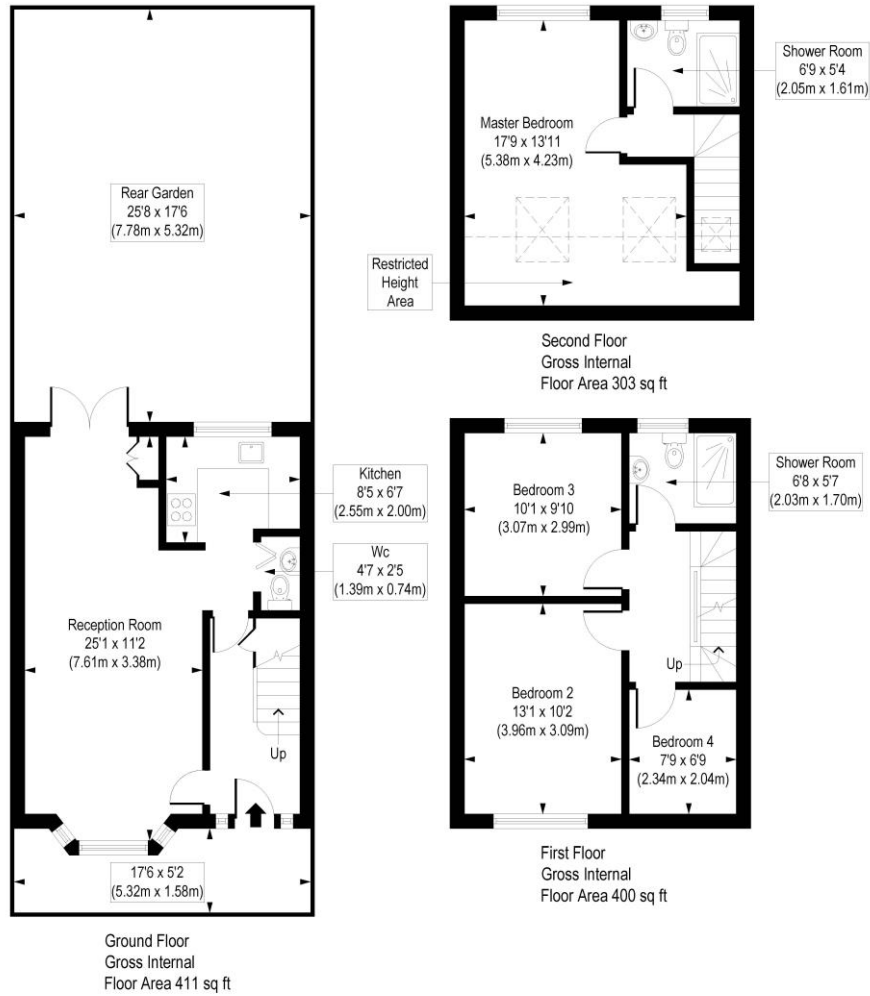
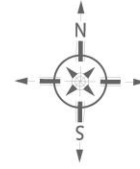
Broadwater Road enjoys an excellent location, within walking distance of Tooting Broadway Tube (Northern Line) and Tooting High Road, home to a variety of local amenities including the popular Selkirk pub and Tooting Market. St George's Hospital is nearby, as is Tooting station, providing direct train links to City Thameslink and London St Pancras.

Wandsworth Council Tax Band: E



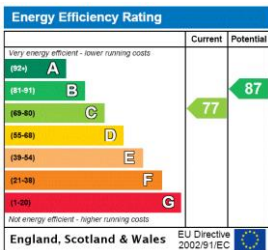
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Approx. Gross Internal Floor Area 1114 sq. ft / 103.54 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1406 sq. ft / 97.17 sq. m (Excluding Restricted Height Area)



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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