



**BROADWATER ROAD, SW17**  
**£800,000 FREEHOLD**

## **A BRIGHT AND WELL PRESENTED THREE BEDROOM FAMILY HOME.**

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## **DESCRIPTION:**

This charming three-bedroom family home is beautifully presented and offers ample living space. Upon entering, you are welcomed by a spacious reception room. At the back of the property, there is a large living and dining area that seamlessly flows into the generously sized and bright kitchen, which provides access to the rear garden. The first floor features two double bedrooms, a single bedroom or study, and a shower room. The second floor boasts a large, luminous loft conversion with an en suite shower room.

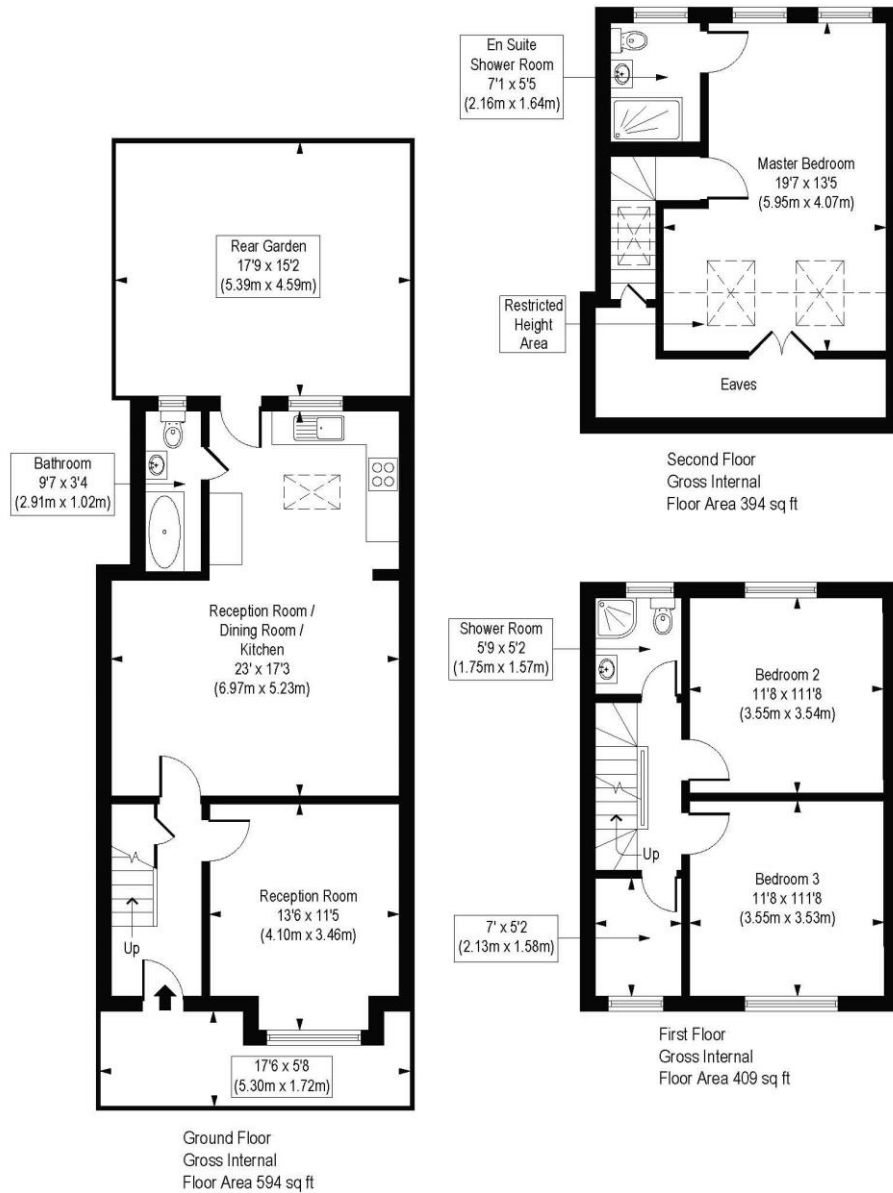
Broadwater Road is ideally located within walking distance of Tooting Broadway Tube (Northern Line) and Tooting High Road, offering a wide array of local amenities including the popular Selkirk pub and Tooting Market. St George's Hospital is nearby, as is Tooting Station, which provides direct trains to City Thameslink and London St Pancras.





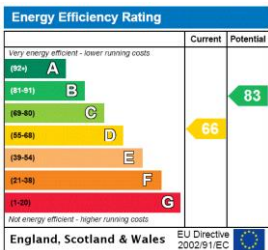
# Broadwater Road, SW17

Approx. Gross Internal Floor Area 1397 sq. ft / 129.81 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1270 sq. ft / 117.95 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.



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