



CARLWELL STREET, SW17
£750,000 FREEHOLD

A LOVELY THREE BEDROOM FAMILY HOME.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This house has great potential to become a wonderful family home. Upon entry, you are greeted by a bright reception room with a bay window, a double bedroom, a kitchen, and a shower room. There is also a dining/sun room with a door leading to the north-facing rear garden. On the first floor, there are two additional double bedrooms and a family bathroom and WC.

Carlwell Road offers an ideal location for easy access to and from Central London. It is conveniently close to both Tooting Broadway underground station (Northern Line) and Tooting overground station. The vibrant shopping, dining, and entertainment options of Tooting High Street and Tooting Broadway Market are just a short distance away. Additionally, three Ofsted-rated outstanding schools are within close proximity. The property is also near Tooting Bec Common, Wimbledon Common, and Wandsworth Common, providing ample green spaces for recreation.



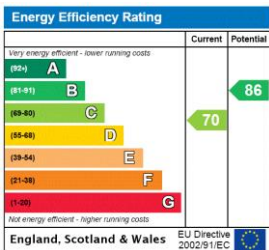
Carlwell Street, SW17

Approx. Gross Internal Floor Area 1041 sq. ft / 96.71 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.



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.