



CARLWELL STREET, SW17
OIEO £700,000 FREEHOLD

A LOVELY THREE BEDROOM FAMILY HOME.

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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.



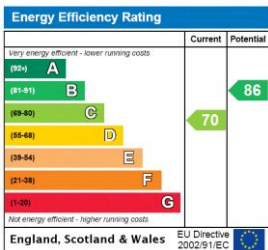
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Approx. Gross Internal Floor Area 1041 sq. ft / 96.71 sq. m



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.



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