



FISHPONDS ROAD, SW17
£895,000 FREEHOLD

AN OPPORTUNITY TO ACQUIRE A PERIOD
FAMILY HOME ON ONE OF TOOTINGS PRIME
ROADS.

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

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DESCRIPTION:

This period family home, located on one of Tooting's prime roads, presents an opportunity for extension to the rear and into the loft space, subject to necessary planning permissions. The ground floor currently includes a spacious living room, a separate dining room, a galley-style kitchen, and a large wooden rear extension.

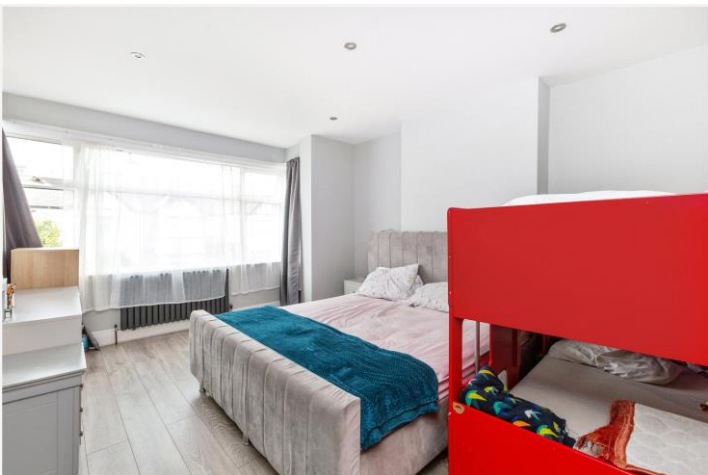
The first floor features two double bedrooms, a single bedroom, and a family bathroom. Outside, the rear garden is primarily laid to lawn and includes a large garage/workshop at the end. The front of the property offers off-road parking for two cars.

With its excellent location and potential for expansion, this property has great potential as a family home.

Fishponds Road is ideally situated close to the shops, bars, and restaurants of Tooting High Street. It also benefits from proximity to local schools, as well as excellent transport links via Tooting Broadway and Tooting Bec stations. Wandsworth and Tooting Bec Common are both within walking distance.

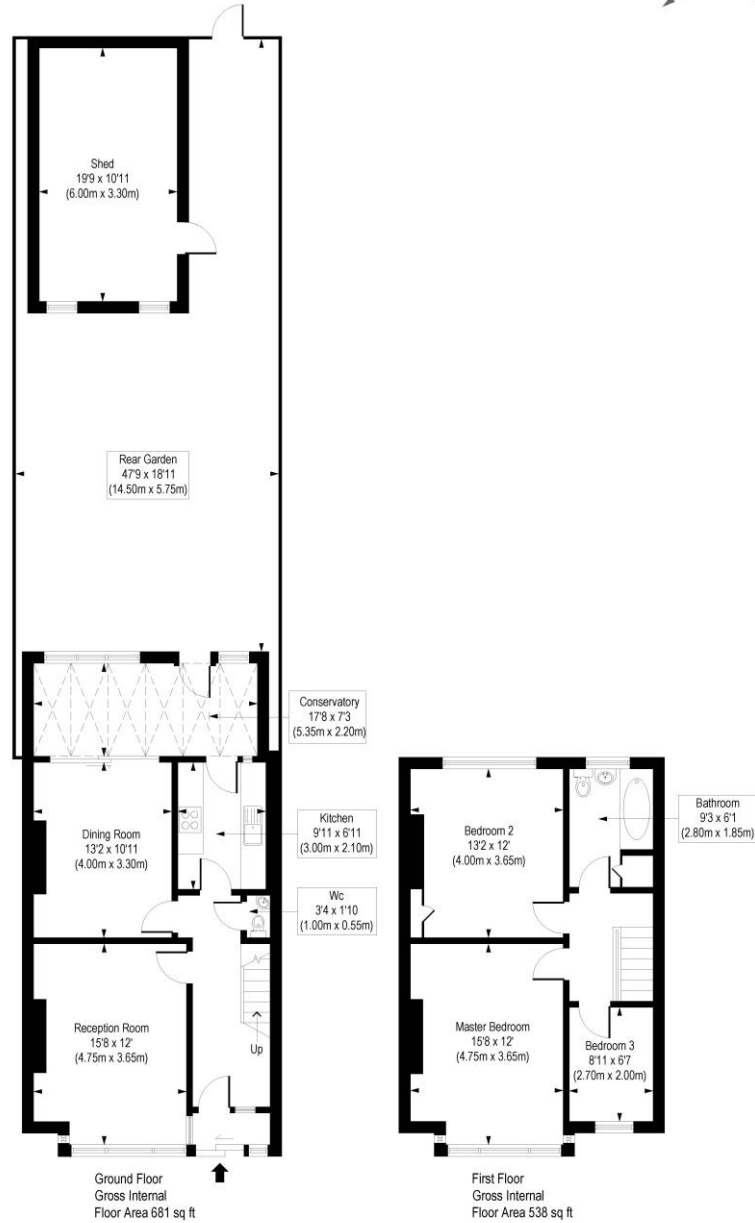
Note: Buyers are advised to confirm any potential for extensions or alterations with their own planning advisors.

Wandsworth Council Tax Band: E



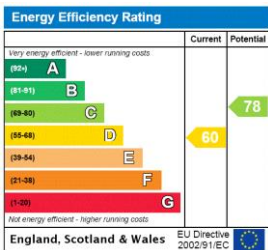
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Approx. Gross Internal Floor Area 1432 sq. ft / 133.26 sq. m (Including Shed)
 Approx. Gross Internal Floor Area 1219 sq. ft / 113.06 sq. m (Excluding Shed)



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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