



ESWYN ROAD, SW17  
£795,000 FREEHOLD

## A WELL PRESENTED THREE BEDROOM FAMILY HOUSE.

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## DESCRIPTION:

A spacious family house located on a quiet road, close to Tooting Broadway. This Edwardian property retains several original features and offers potential for expansion, subject to the necessary planning permissions. The ground floor includes a wide entrance hall leading to a sitting room at the front of the house, featuring a fireplace and stripped pine floorboards. At the rear, there is a full-width kitchen that provides a family kitchen/dining area with further extension potential, again subject to the required planning consents. A back door opens to a well-maintained, south-facing garden.

The first floor comprises a family bathroom, two large double bedrooms, and an additional single bedroom.

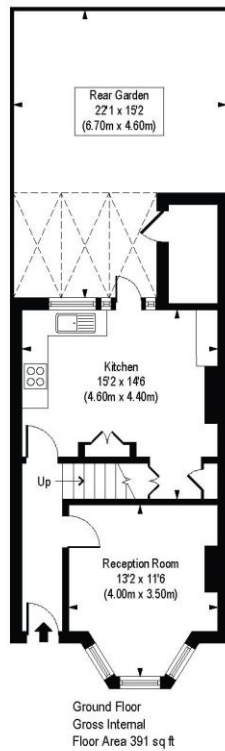
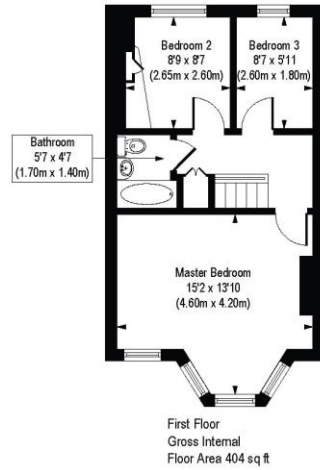
Eswyn Road is conveniently located near local shops, restaurants, and the open spaces of Tooting Common.

Access to the City and north of the river is available from either Tooting Bec or Tooting Broadway underground stations (Northern Line).



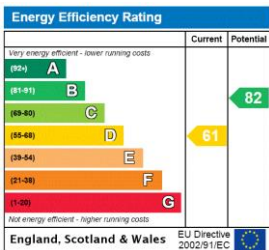
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Approx. Gross Internal Floor Area 795 sq. ft / 73.83 sq. m



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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