



VANT ROAD, SW17
£825,000 FREEHOLD

AN IMMACULATELY DECORATED THREE BEDROOM TERRACED HOUSE WITH A GARDEN.

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

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DESCRIPTION:

This charming and immaculately decorated three-bedroom period terraced house is arranged over the ground and first floors, with the potential to extend into the loft (subject to planning permission). The property benefits from a front garden and a rear courtyard garden. Ample on-street parking is available, and there is the option to convert the front garden into a driveway (subject to necessary permissions).

The ground floor features a bright, modern lounge with a recently installed log burner. The kitchen and hallway have been updated with new flooring, and the kitchen includes generous storage space. There is potential to extend the kitchen into the conservatory and rear garden, subject to planning permission.

The first floor comprises three well-proportioned bedrooms. The master bedroom is fitted with soft carpeting, a bay window with shutters, a built-in wardrobe, and a window seat. The two additional bedrooms are also bright and airy, featuring new carpets. The shower room has been updated with contemporary fixtures and fittings.

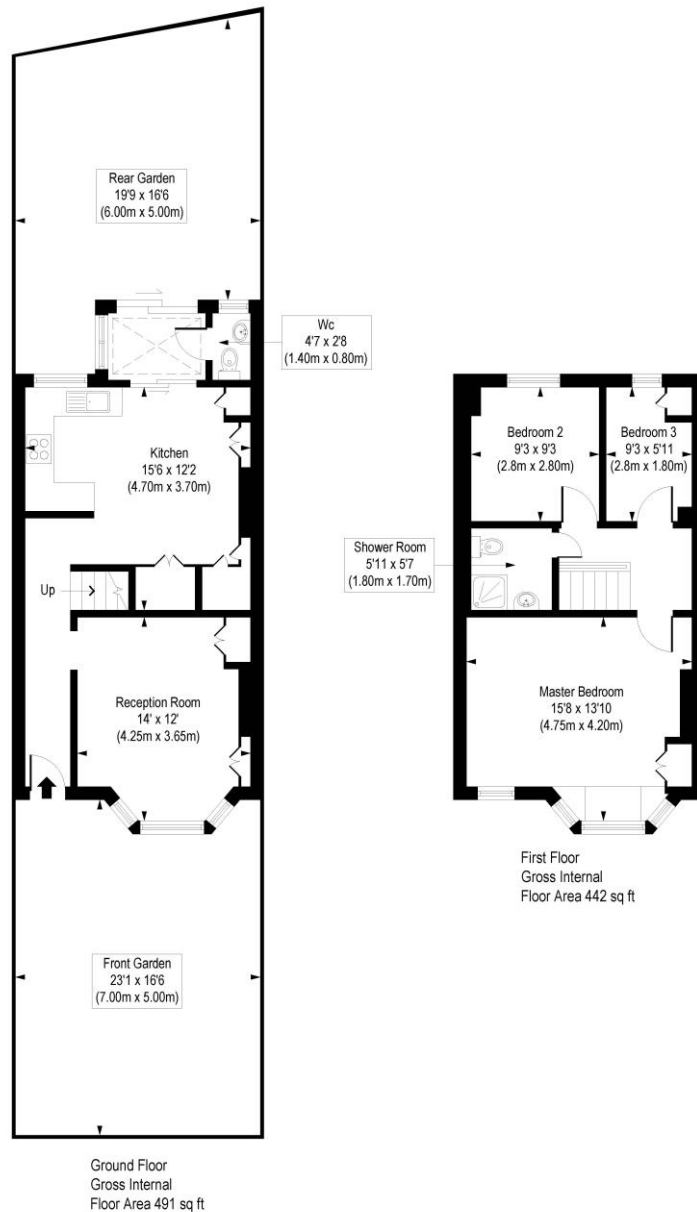
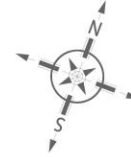
Vant Road, located in the heart of Tooting, is a quiet residential street lined with charming period houses. It is conveniently situated just 0.4 miles from Tooting Broadway Underground Station, providing excellent transport links to central London via the Northern Line. The area offers a range of local amenities on Tooting High Street, access to reputable schools such as Tooting Primary and Graveney, healthcare facilities, and a vibrant community. Outdoor spaces, including Tooting Common and Tooting Lido, are also nearby.

Wandsworth Council Tax Band: D



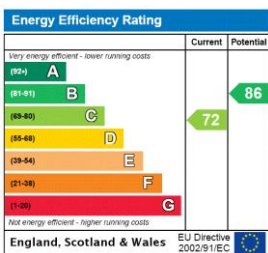
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Approx. Gross Internal Floor Area 933 sq. ft / 86.68 sq. m



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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