



NIMROD ROAD, SW16
£725,000 FREEHOLD

A THREE BEDROOM FAMILY HOME WITH AN OUTBUILDING/GARAGE

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DESCRIPTION:

This is a great opportunity to purchase a three-bedroom family home. On the ground floor, the property includes a reception room, bathroom, and kitchen with access to the rear garden. The first floor comprises two double bedrooms and one single bedroom, which can also be used as a study. The property also benefits from an outbuilding/garage and convenient side access.

There is potential to extend the property and explore a loft conversion for additional living space, subject to the necessary planning permissions and consents.

The property is situated on Nimrod Road, a quiet and highly desirable residential street in the Furzedown area. It benefits from excellent transport connections, including Tooting Broadway Underground Station just 0.1 miles away and Tooting Mainline Station within 0.6 miles. Nearby amenities include Furzedown Recreation Centre and Tooting Bec Common, providing easy access to local facilities in both Tooting Bec and Streatham Common. Additionally, the popular Graveney Secondary School is located close by.

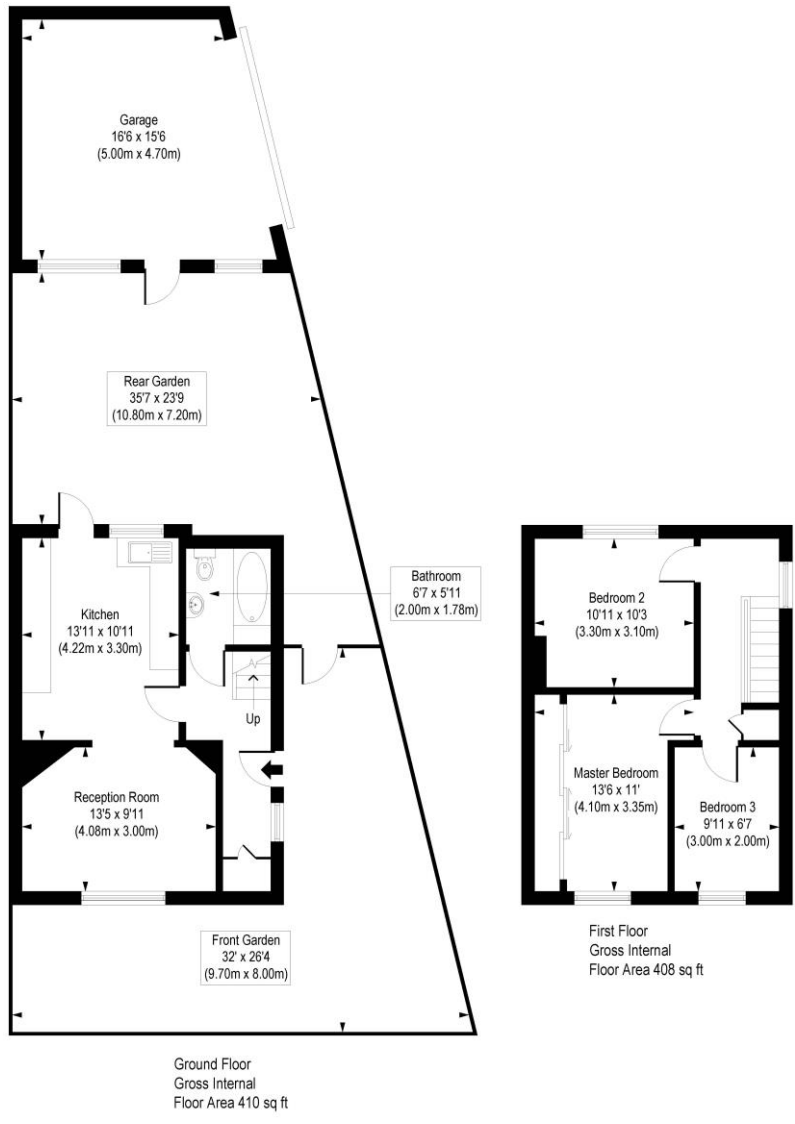
Please note that any reference to development potential is subject to planning permission, and prospective buyers should make their own inquiries to verify all details.

Wandsworth Council Tax Band: D



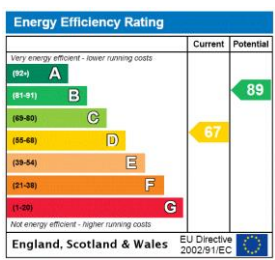
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Approx. Gross Internal Floor Area 1074 sq. ft / 99.76 sq. m (Including Garage)
 Approx. Gross Internal Floor Area 818 sq. ft / 75.97 sq. m (Excluding Garage)



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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