



THIRSK ROAD, CR4  
OIEO £550,000 FREEHOLD

## A THREE BEDROOM TERRACED HOUSE

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

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## DESCRIPTION:

A well-presented, three-bedroom end-of-terrace property, located just minutes from Tooting Train Station and the expansive Figges Marsh open space. The ground floor features a spacious reception room, a dining room leading to a conservatory with access to the rear garden. Upstairs, the first floor offers three bedrooms and a family bathroom. While the property would benefit from some cosmetic updates, it also boasts a large loft with potential for extension, subject to the necessary planning permissions.

Thirsk Road is a quiet, residential street in Mitcham, South London, offering a mix of charming period homes. The area provides excellent transport links with Tooting Train Station nearby, connecting to Central London, and Tooting Broadway Underground Station (Northern Line) just a short distance away.

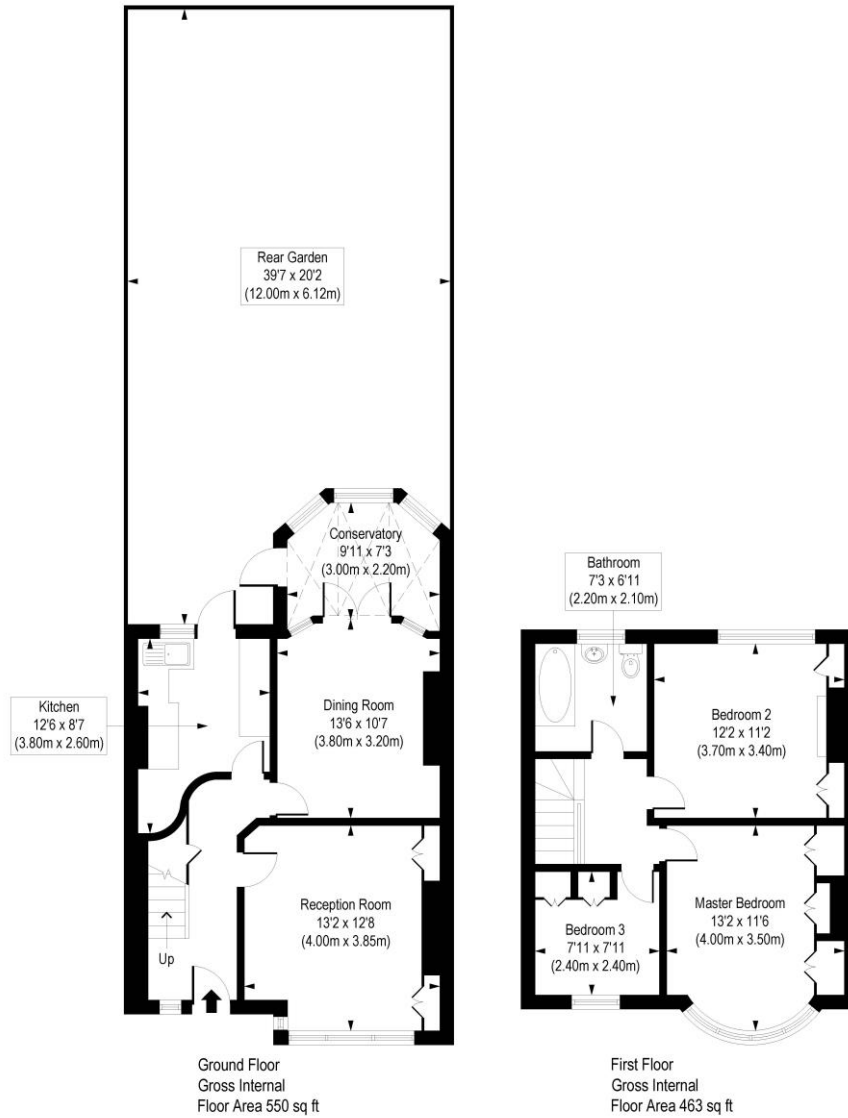
Residents enjoy access to green spaces like Figges Marsh and Tooting Common, perfect for outdoor activities. The vibrant London Road and Tooting Market offer diverse shopping, dining, and entertainment options. With good local schools and proximity to St George's Hospital, Thirsk Road is ideal for families and professionals alike.

Merton Council Tax Band: D



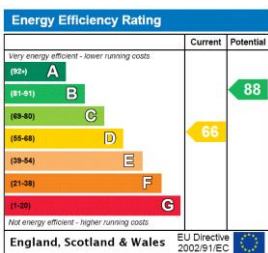
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Approx. Gross Internal Floor Area 1012 sq. ft / 94.06 sq. m



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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