



HILLBROOK ROAD, SW17
£1,000,000 FREEHOLD

A FOUR BEDROOM FAMILY HOME.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This beautifully presented family home is nestled on a quiet residential street in Tooting Bec. The ground floor offers a bright and spacious living room, a separate dining room, and a galley kitchen that opens onto a charming northeast-facing garden. On the first floor, you'll find two generously sized double bedrooms, a single bedroom or study, and a family bathroom. The second floor features a large double bedroom along with an additional bathroom for added convenience.

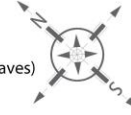
Located on the sought-after Hillbrook Road, this home is part of a welcoming, close-knit community. It's just a short stroll from central Tooting, with Tooting High Street's shops, restaurants, and amenities all within easy reach. Tooting Bec Common and Tooting Bec Underground station are also conveniently close by.

Wandsworth Council Tax Band: E



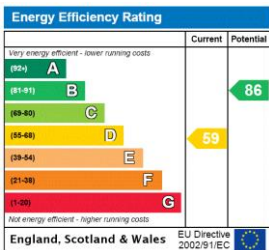
Hillbrook Road, SW17

Approx. Gross Internal Floor Area 1194 sq. ft / 110.94 sq. m (Including Restricted Height and Eaves)
 Approx. Gross Internal Floor Area 1125 sq. ft / 104.51 sq. m (Including Restricted Height and Excluding Eaves)



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.



Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.