



HILLBROOK ROAD, SW17  
£925,000 FREEHOLD

## A WELL PRESENTED FOUR BEDROOM END OF TERRACE HOUSE.

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## DESCRIPTION:

The ground floor of this beautifully presented home offers a spacious reception and dining room with wood flooring and large windows at both ends, filling the space with natural light. The room flows effortlessly into a bright, modern kitchen featuring a skylight and access to the well-kept rear garden and side entrance. A convenient downstairs WC completes this level. On the first floor, there are two double bedrooms with built-in storage and soft carpeting, a stylish family bathroom with contemporary fittings, and a small office/study—ideal for working from home. The second floor showcases a large loft style bedroom with extensive built-in storage and a private en-suite shower room.

Hillbrook Road is a charming residential street known for its period terraced houses and vibrant community.

The area boasts excellent transport links with Tooting Bec (0.7 miles) and Tooting Broadway (0.6 miles) Underground Stations and Station nearby and access to local amenities like Tesco, Lidl, and diverse dining options. Families benefit from top-rated schools, including Hillbrook Primary and Graveney School. The area also falls under Wandsworth's controlled parking zone, making it a well-connected and desirable place to live.

Wandsworth Council Tax Band: E



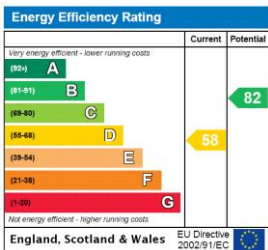
# Hillbrook Road, SW17

Approx. Gross Internal Floor Area 1291 sq. ft / 119.98 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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