

FOLKLANDS

HIMLEY ROAD, TOOTING
GUIDE PRICE £750,000

P
Mon - Sat
9.30 am - 5.30 pm
Permit holders **£2**
or
Pay by phone
020 3046 0700
quoting location
10741
Max stay 4 hours











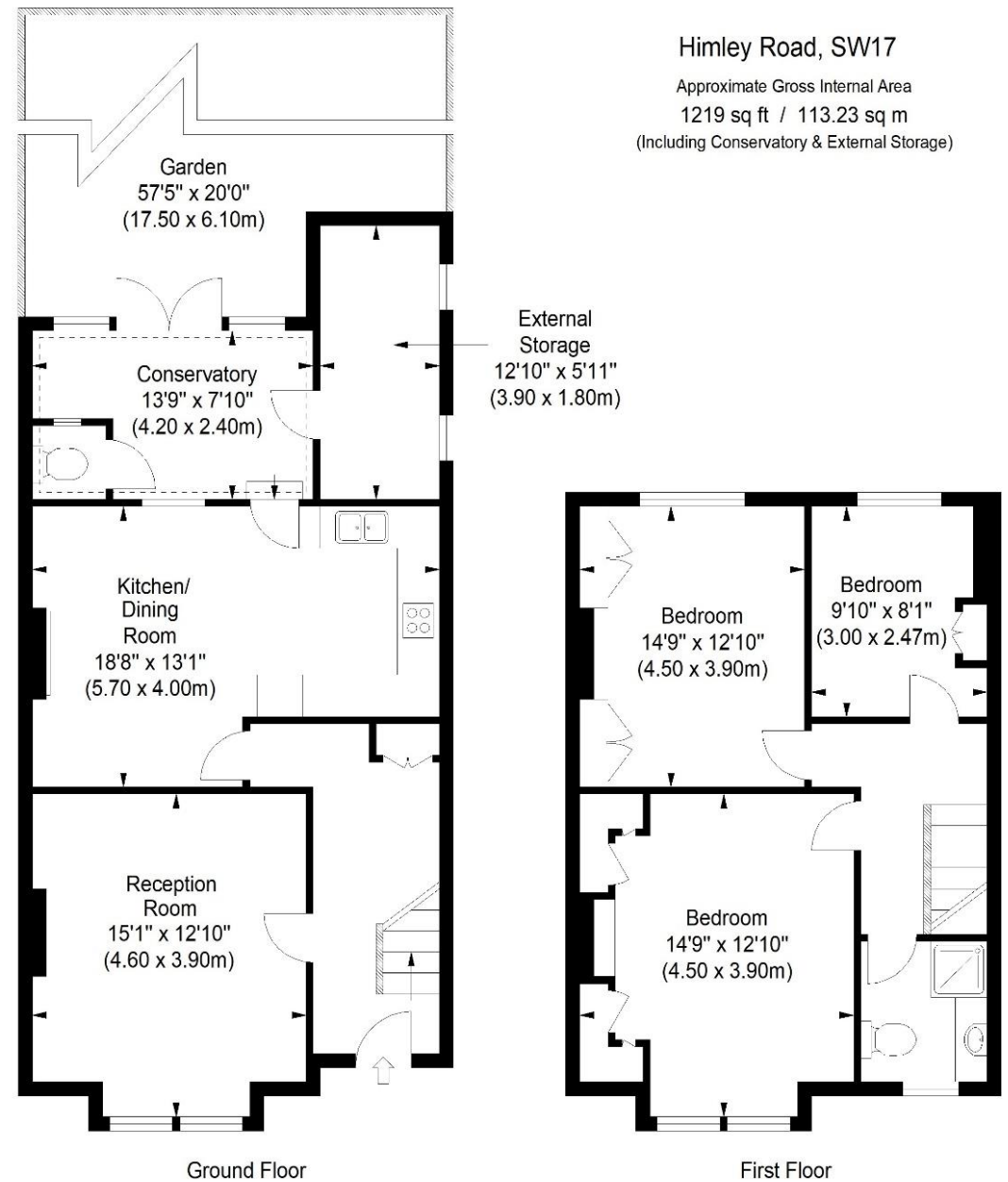


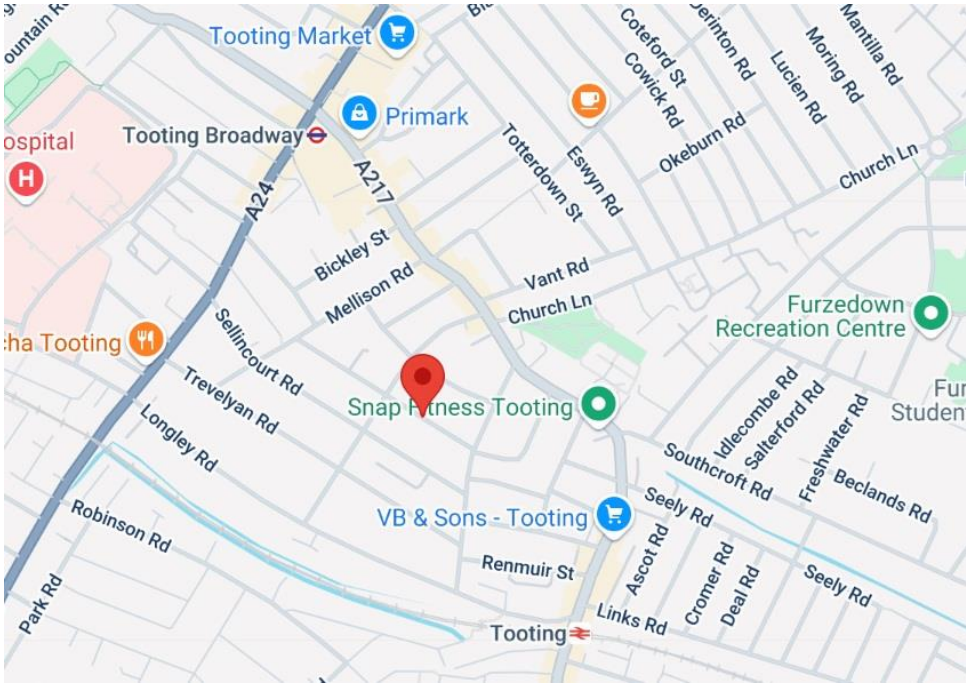
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ THREE BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ 57' PRIVATE REAR GARDEN
- ❖ 0.3 MILES FROM TOOTING BROADWAY TUBE STATION
- ❖ 0.4 MILES FROM TOOTING RAILWAY STATION
- ❖ SCOPE TO MODERNISE
- ❖ EXCELLENT STORAGE
- ❖ POTENTIAL TO LOFT & REAR EXTEND (STPP)
- ❖ EPC EER E



**** Chain Free **** A spacious three-bedroom end-of-terrace house situated within this highly desirable residential road, conveniently located 0.3 miles from Tooting Broadway tube station and 0.4 miles from Tooting railway station. This bright & airy home features an open-plan kitchen/ dining room, has a large 57' private rear garden and enjoys a conservatory extension with downstairs WC & ample garden storage.

The property is also fully double glazed and has gas central heating. For those wanting to develop the home, there is ample scope to extend, both to the rear and into the loft space (Subject to the usual permissions).

The accommodation comprises two double bedrooms (both with fitted wardrobes), a single third bedroom, a modern three-piece shower room, ample loft storage space, a 15' x 12'10 bay-fronted living room, an 18'8 x 13'1 kitchen/dining room with feature fireplace and a small conservatory extension with downstairs WC and access into the external storage room.

Furthermore, this property sits close by to the plethora of shops, bars & restaurants on Tooting High Street, it is within walking distance to Tooting Common & Tooting Bec Lido and sits within close proximity to a selection of well-regarded primary & secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		