



## Glenburnie Road, SW17

### £1,700,000

A substantial five bedroom semi-detached home nestled away on one of Tooting Bec's most desirable roads, the property extends to approximately 2740 sq'ft and offers exceptional living accommodation, including a south facing garden, off-street parking and an impressive outbuilding/studio.

Glenburnie Road is a quiet tree lined residential street centrally located for the many desirable bars, restaurants and boutique cafes of Tooting Bec, Balham and Wandsworth town centre with the green space of Tooting Bec & Wandsworth Common within walking distance.

### Features

- Five Bedrooms
- Three Bathrooms
- South Facing Garden
- Potential to Extend (STPP)
- Excellent Location
- Off-Street Parking
- Side Access





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Occupying an enviable plot, the handsome exterior welcomes you via a front driveway providing comfortable parking for up to two cars and a rarely available garage. As you enter, a generous front reception is complimented with high ceilings and an ornate fireplace, with a second reception room doubling up as a informal lounge/play area. To the rear, the heart of the house is found in the kitchen, with a vast array of wall and base units, including an island with integrated appliances and an integral dining room creating the ideal space for hosting.

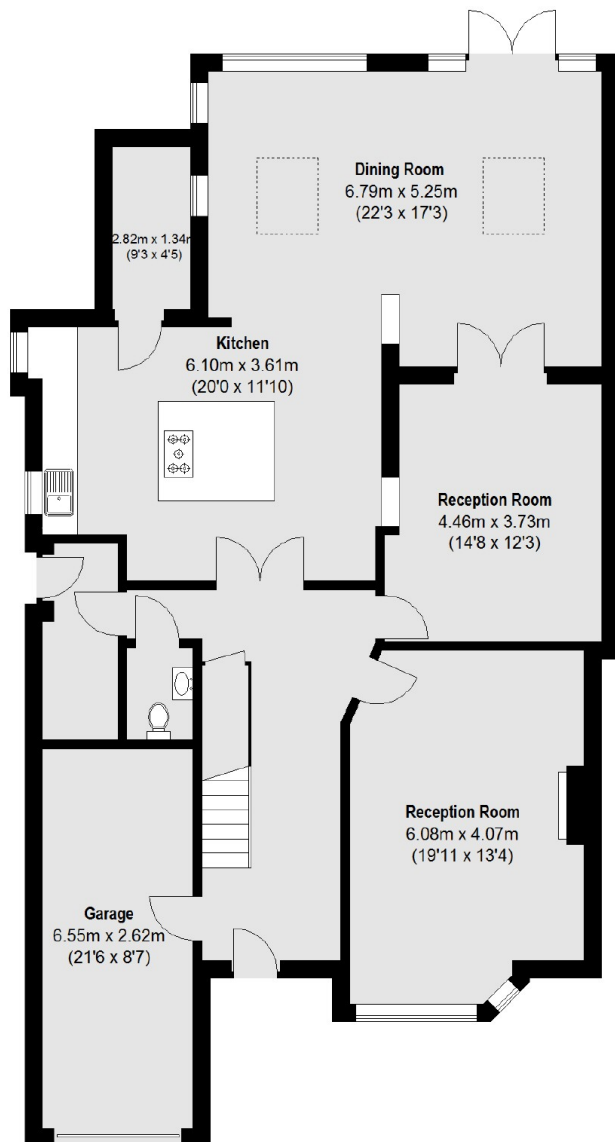
A substantial south facing garden is furnished with a generous outbuilding. Over the first floor, there are five double bedrooms, all in good condition and a balcony via the rear bedroom and two family bathrooms. The house is a total blank canvas and has scope for further alterations and extensions via the basement & the loft (STPP).



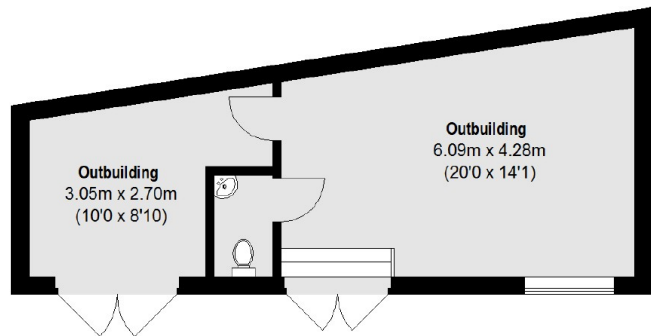




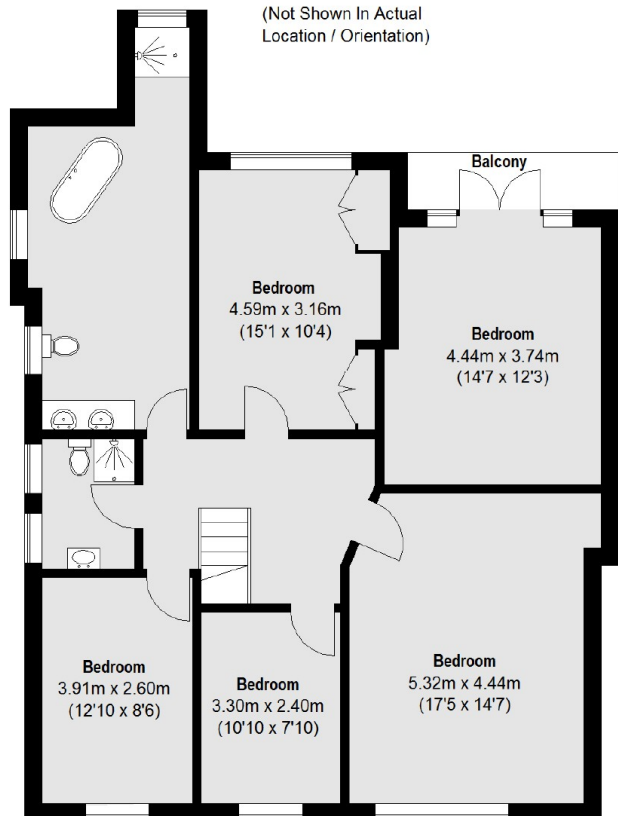
# Glenburnie Road, London, SW17



**Ground Floor**



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**First Floor**

Total area (approx.): 254.59 sq. m (2740 Sq. ft) (Including Garage)  
Outbuilding : 37.38 sq. m (402 Sq. ft)  
Balcony : 3.65 sq. m (39 Sq. ft)

## Dexters

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