



## Alston Road, SW17

### £750,000

A charming and lovingly maintained mid terrace home with a generous footprint extending to over 1,400 sqft split over three floors. The property also benefits from a private garden, a balcony, three/four bedrooms and scope for further alterations.

Alston Road represents a very close knit community of homes nestled moments away from central Tooting with the desirable shops, bars and restaurants and convenient transports links of Tooting Broadway Underground station a short walk away. The vast green open spaces of Wimbledon Common and Tooting Bec common are also nearby.

### Features

- Three Bedrooms
- Potential for Further Extensions (STPP)
- Desirable Location
- Large Footprint
- Blank Canvas
- Balcony



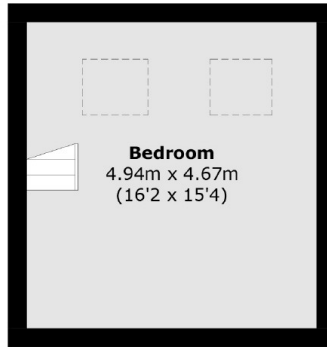
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With a handsome and inviting exterior, the property opens onto a generous front reception room furnished with plantation shutters and a comfortable seating area. The heart of the home lies at the rear with a superb dining room with a well proportioned kitchen opening onto a private rear garden. The ground floor benefits from a three piece family bathroom.

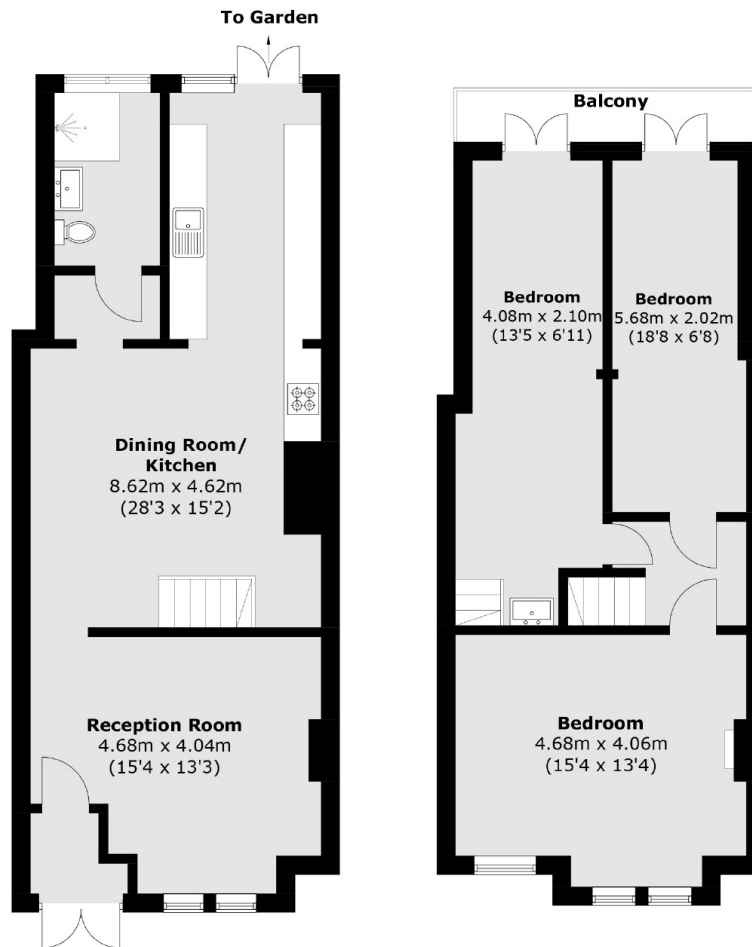
Over the first floor, there are three generous double bedrooms with the principal bedroom positioned to the front. With larger than average bedrooms, the third bedroom spans over the top floor attic area with scope for further alterations & extending potential (STPP) with the two rear bedrooms benefitting from access onto a private balcony.



# Alston Road, London, SW17



**Second Floor**



**Ground Floor**

**First Floor**

Total area (approx.): 134.1 sq. m (1443.3 sq. ft)  
Balcony: 3.9 sq. m (41.9 sq. ft)