



## Hebdon Road, SW17

### £800,000

A rare find of a home in the heart of Tooting that has been lovingly maintained by the current owners with a generous footprint throughout extending to approx 1,316 sqft over two floors with three bedrooms and a private south facing garden.

Hebdon Road is enviably located in the heart of Tooting, voted as one of the 10 coolest neighbourhoods in the world by The Lonely Planet. With easy access to many, shops, bars and restaurants as well as Fishponds Playing fields, vast open spaces of Tooting Bec Common and Tooting Bec Lido also nearby.

### Features

- Three Bedrooms
- Chain Free
- South Facing Garden
- Potential to Extend (STPP)
- Original Features
- New Bathroom



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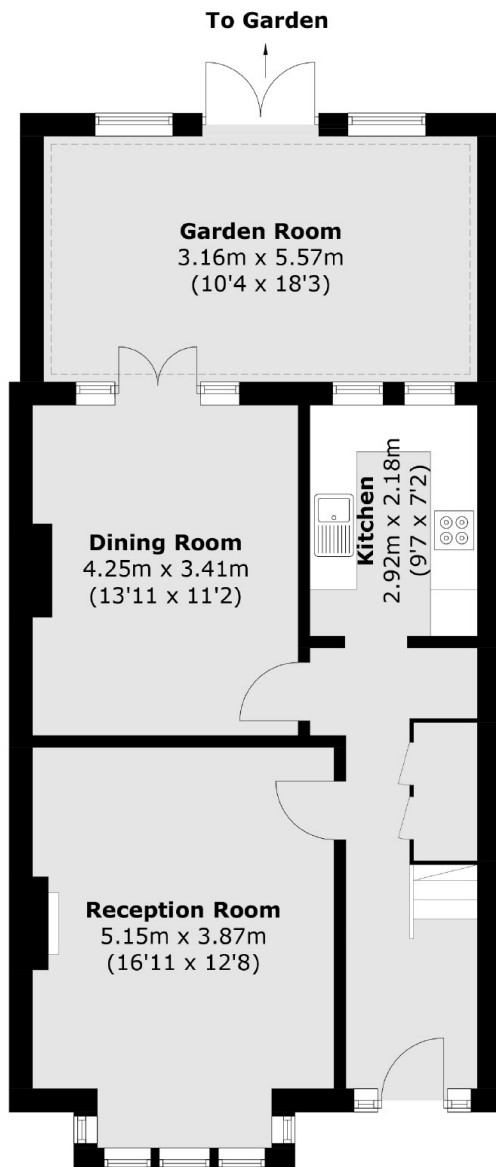
With a handsome and inviting exterior, the property opens onto a front reception room furnished with generous proportions and a fireplace. To the rear, the property is wonderfully balanced with a large kitchen area fitted with wall and base units and a separate dining room opening onto a garden room looking onto a stunning mature south facing garden.

Over the first floor, there are three bedrooms and a recently refurbished three piece family bathroom. The property retains all originality and offers great potential to extend via the garden and loft (STPP).

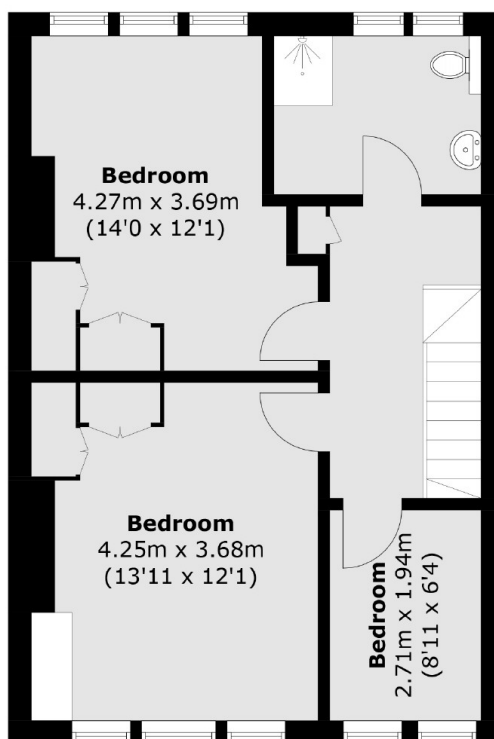




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**Ground Floor**



**First Floor**

Total area (approx.): 122.3 sq. m (1,316.4 sq. ft)