



Franciscan Road, SW17

£825,000

An exquisite example of an end of terrace freehold home in the heart of Tooting that has recently extended and renovated, this beautiful three bedroom home offers stylish interiors spanning two floors, with a newly fitted kitchen, a brand-new roof, a recently replaced boiler, and scope to extend further into the loft (STPP).

Franciscan Road is an incredibly desirable location, with Tooting Broadway's vibrant mix of independent shops, restaurants, and bars just moments away, alongside Tooting Market's bustling food scene. There's also excellent transport links, local amenities, and top-rated schools nearby. The vast green spaces of Tooting Bec Common and Balham are at the end of the road.

Features

- Three Bedrooms
- Immaculate Interior
- South Facing Garden
- Recently Extended & Renovated
- Brand-New Roof
- Potential to Extend STPP
- Close to Excellent Amenities



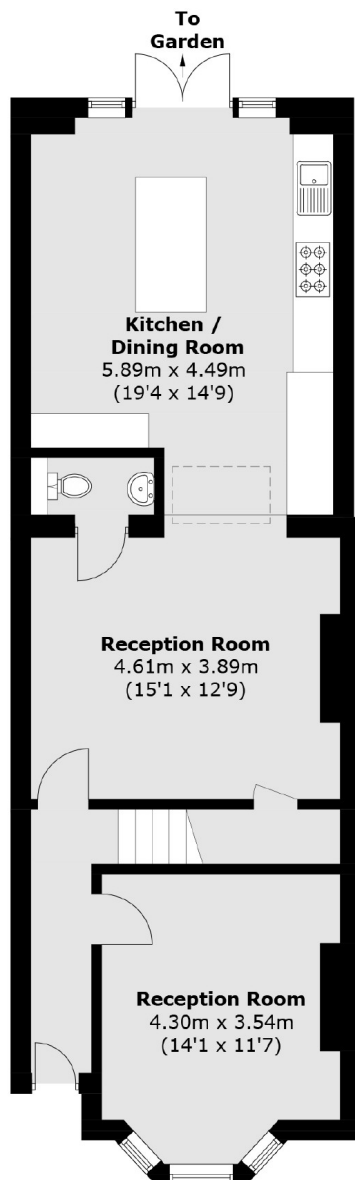
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Boasting an attractive frontage and a larger-than-average plot, the home offers an exceptional layout. On the ground floor you'll find a lovely open-plan sitting room leading through to the bright kitchen and dining space, with doors opening directly onto a south facing garden that soaks up the sun for most of the day. It's been perfect for hosting summer barbecues and long lazy family lunches. There's also a separate front sitting room, ideal as a cosy retreat or playroom, plus the convenience of a downstairs w/c. The house also benefits from a handy side alley, perfect for storing bikes, buggies, or garden tools without cluttering the main living space.

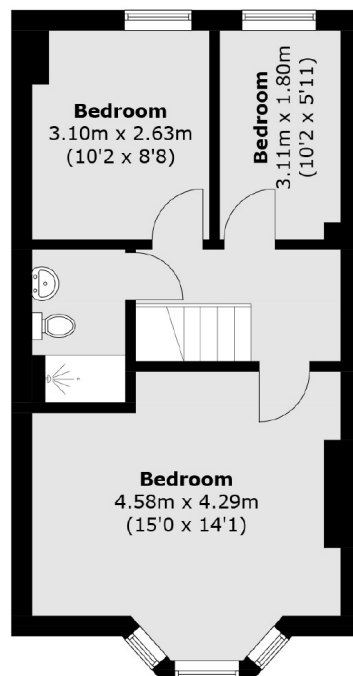
Upstairs, there are three well-proportioned bedrooms and a recently updated family bathroom. There is also excellent potential to extend into the loft, with plans previously explored for creating a spacious principal suite or two additional bedrooms, subject to planning permission.



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Ground Floor



First Floor

Total area (approx.): 109.2 sq. m (1,175.3 sq. ft)