



 3  
Bedrooms

 2  
Bathrooms

 2  
Receptions



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- Driveway
- Three Bedrooms
- Large Kitchen
- Potential to extend into loft (STPP)
- Garden
- Two Bathrooms
- Dining room
- Freehold and Chain Free
- Stones throw to Tooting High Street
- Reception
- Cellar
- Over 1292 sq ft

A rare opportunity to purchase this spacious 3-bedroom terraced house in close proximity to Tooting High Street and Tooting Broadway Underground Station. Spanning over 1292 sq ft with the opportunity to extend this footprint by building into the loft (STPP) this is the perfect property for families to call their forever home or a brilliant investment opportunity as a 5-bedroom HMO for savvy landlords (subject to relevant permissions).

The light-filled hallway leads to a large reception room and a separate dining room/second reception room. From there for the foodies there is a large kitchen/diner (with plenty of storage space) which leads onto a great-sized garden which requires minimal maintenance. Just off the kitchen, there is a shower room and a cellar with great potential for a great wine cellar or just additional storage because you can never have enough storage! Moving upstairs there is a bathroom, a W.C. and three further bedrooms - one large single overlooking the garden and two large doubles - with each room commanding plenty of storage space. With the potential to extend into the loft (STPP) by adding a further 2 bedrooms with ensembles (buyers to make their own enquiries with architects), this could become a substantial property.

With easy access to Tooting High Street; Tooting Broadway Underground Station (Northern Line); Tooting Train Station; Colliers Wood Underground Station (Northern Line), Tooting Market and Broadway Market with its bustling array of shops, bars and boutique stores; Sainsbury's; restaurants, pubs, grocery stores and other local amenities this property is a fine opportunity indeed. People who live in Tooting love its community feel and the choice of schools available. Its rising popularity with young families means there is plenty to do with the little ones and an outstanding school selection. There is also a vibrant and ever-expanding bar and restaurant scene, as well as the famous Tooting Market which is full of local businesses to support.

To arrange your personal tour please get in touch quoting reference 'My Perfect Home in Tooting'.

#### MATERIAL INFORMATION

Tenure: Freehold, Chain Free

Council Tax: E

EPC Rating: D

Property type - Terraced House

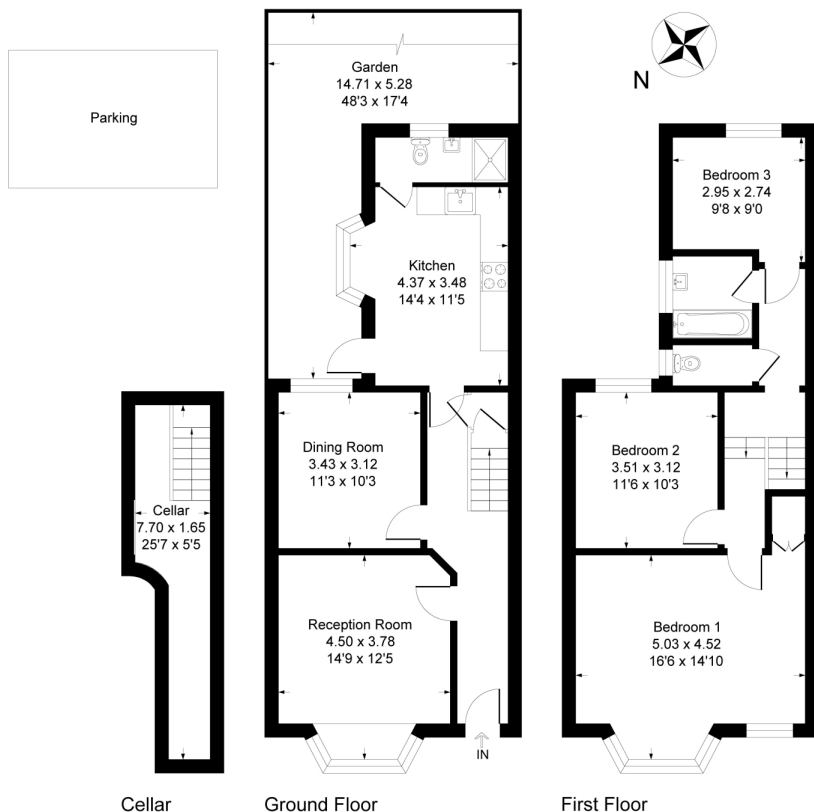
Property construction - Standard Construction

Number and types of rooms - 3 Bedrooms, 2 Bathrooms, 2 Reception Rooms

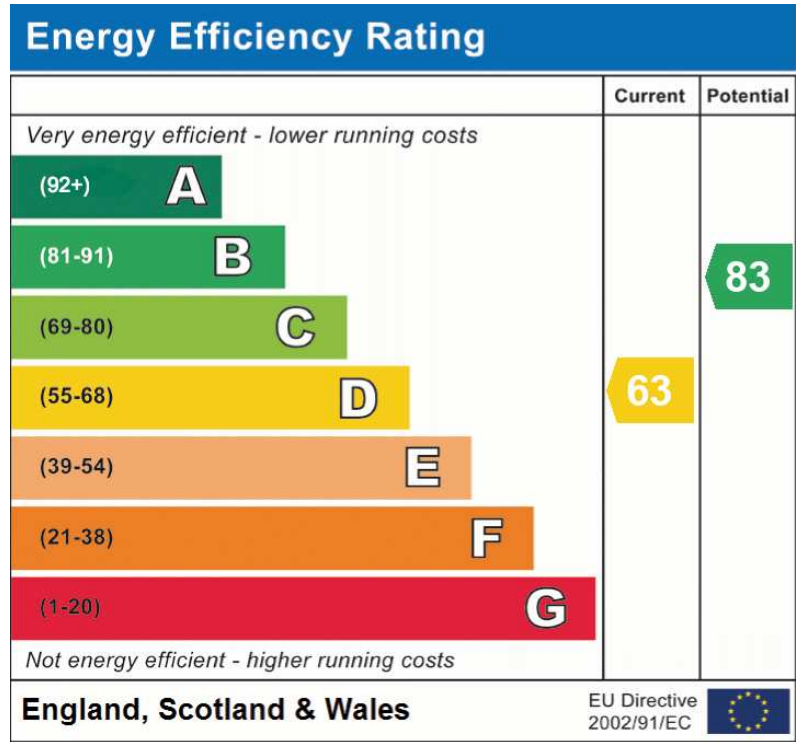
Electricity supply - Mains Water supply - Mains Sewerage - Mains Heating - Gas Central Heating Broadband - Standard & Ultrafast available (full details on <https://checker.ofcom.org.uk/en-gb/broadband-coverage>) Mobile signal/coversage - Three, EE, o2 & Vodafone are Likely available (full details on <https://checker.ofcom.org.uk/en-gb/mobile-coverage>) Parking - Off Road Parking for 1 car. Flood risk - Low

Mellison Road, SW17

Approximate Gross Internal Area 120.0 sq m / 1292 sq ft



This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. Produced by Squarefootphoto.co.uk



Address: London, SW17

Tel : 01293 344123  
 Email : info@newmove.co.uk  
 Address : 235 Three Bridges Road, Crawley, West Sussex, United Kingdom, RH10 1LS



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