



barnard marcus

**Otterburn Street, London SW17 9HQ**



## ***Welcome to*** **Otterburn Street, London**

An appealing three-bedroom family home located in a prime residential location, ideally situated for the vast array of facilities in Tooting, offering popular shops and a wide variety of good transport links. Providing spacious accommodation throughout, the ground floor comprises; reception room/through lounge with a feature fireplace, conservatory leading out to the garden, spacious kitchen with a range of integrated appliances, private rear garden which also has the benefit of an outhouse. The first floor offers three well-proportioned bedrooms and a family three-piece bathroom room suite with separate toilet. Further benefits include lots of storage space, potential to extend in the loft and rear subject to usual permissions, double glazing, and central heating. The property is in immaculate condition throughout and has been well looked after by the current owners and is being offered to the market chain free! Otterburn Street is a popular residential Road which is located off Mitcham Road. Both Tooting Broadway Underground and Tooting British railway stations are within proximity, as are the amenities of Tooting High Street.



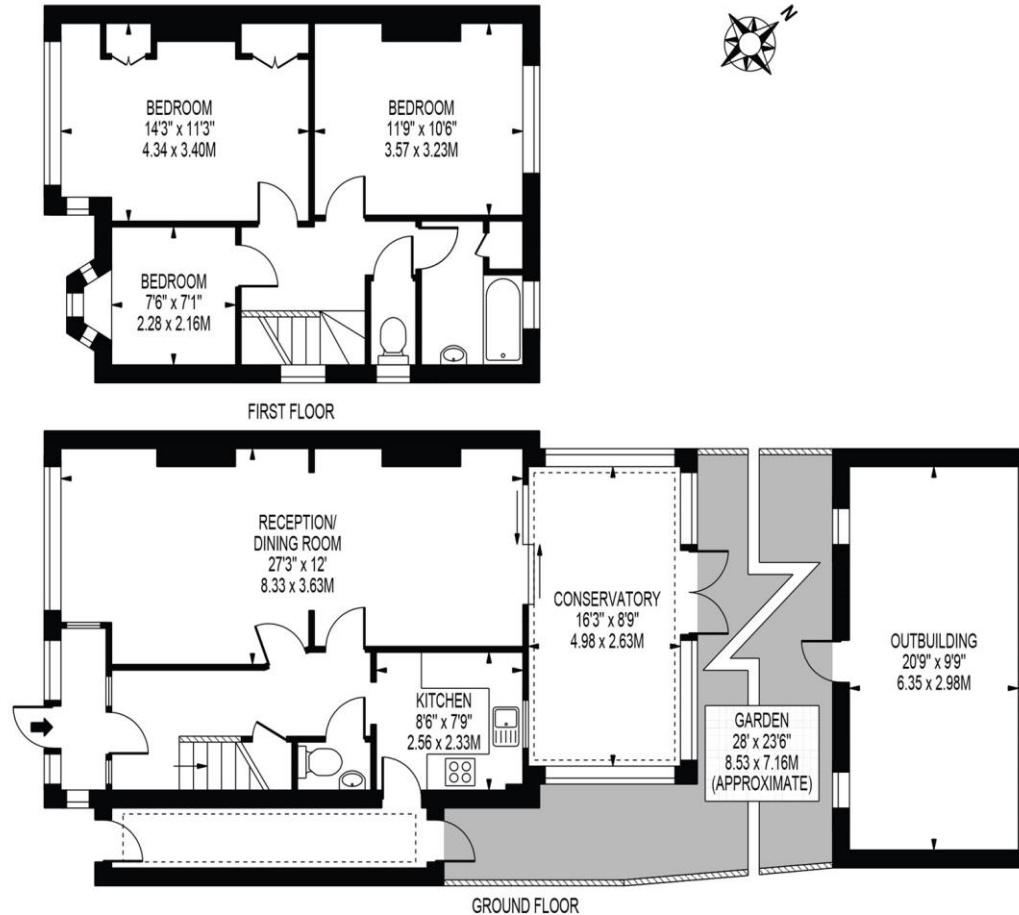


## OTTERBURN STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1213 SQ FT - 112.66 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 204 SQ FT - 18.92 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**Welcome to**

## Otterburn Street, London

- 3-bedroom end of terrace house
- Immaculate condition throughout
- Large private garden with outhouse
- Potential to extend STPP.
- Chain free!!!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£750,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108501](https://barnardmarcus.co.uk/Property/TTG108501)



Property Ref:  
TTG108501 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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