



barnard marcus

Singleton Close, London SW17 9JY

Welcome to **Singleton Close, London**

A spacious and well-presented three-bedroom town house, with integral garage, driveway, and private rear garden. Tucked away in a quiet development near Tooting Broadway and Colliers Wood Northern Line tube stations. Walking up to the property you have a nice pathway next to the private driveway and garage. Leading inside you have a large eat-in kitchen with deep pantry and fully fitted kitchen overlooking the private garden. The garden itself has access to a larger communal garden space. On the first floor you have a bright, spacious lounge and generous double bedroom. Leading up then to the top floor are two additional double bedrooms including the master bed and modern family bathroom.

This property is ideal for family living or sharers alike and is offered in good condition throughout.
Viewings advised sooner than later to not miss out.

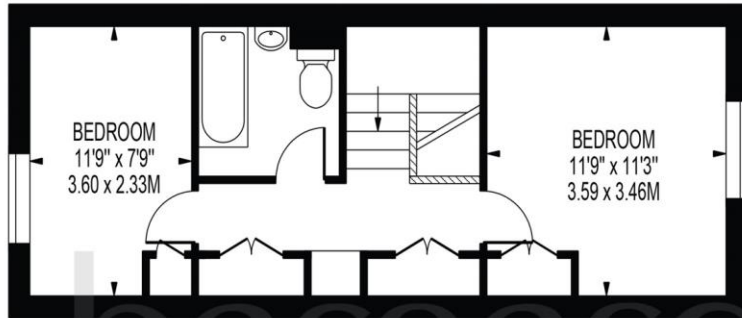


SINGLETON CLOSE

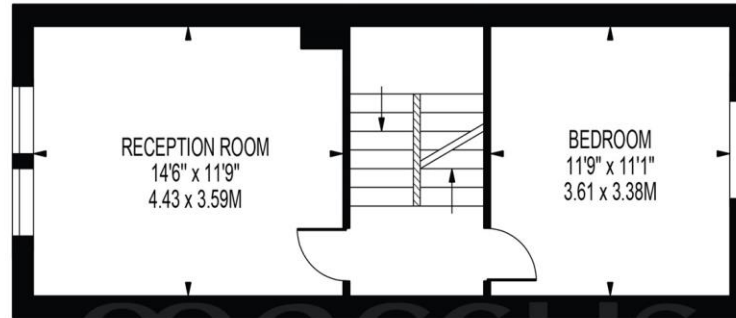
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1060 SQ FT - 98.50 SQ M

(EXCLUDING GARAGE)

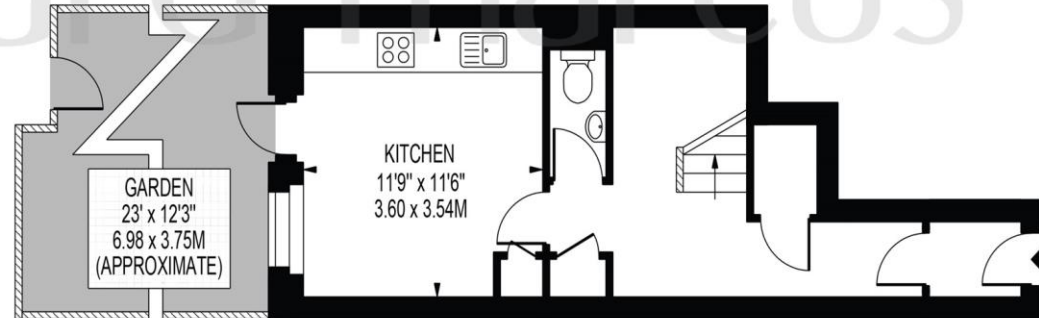
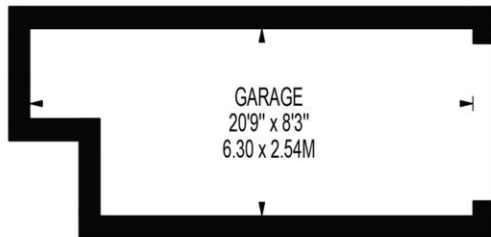
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 156 SQ FT - 14.45 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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 Singleton Close, London

- Off-Street Parking
- Three Storied House
- Integrated Garage
- Private Garden
- Close Transport Links

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108667



Property Ref:
TTG108667 - 0012

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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