



**Swains Road, London SW17 9HR**

**welcome to**

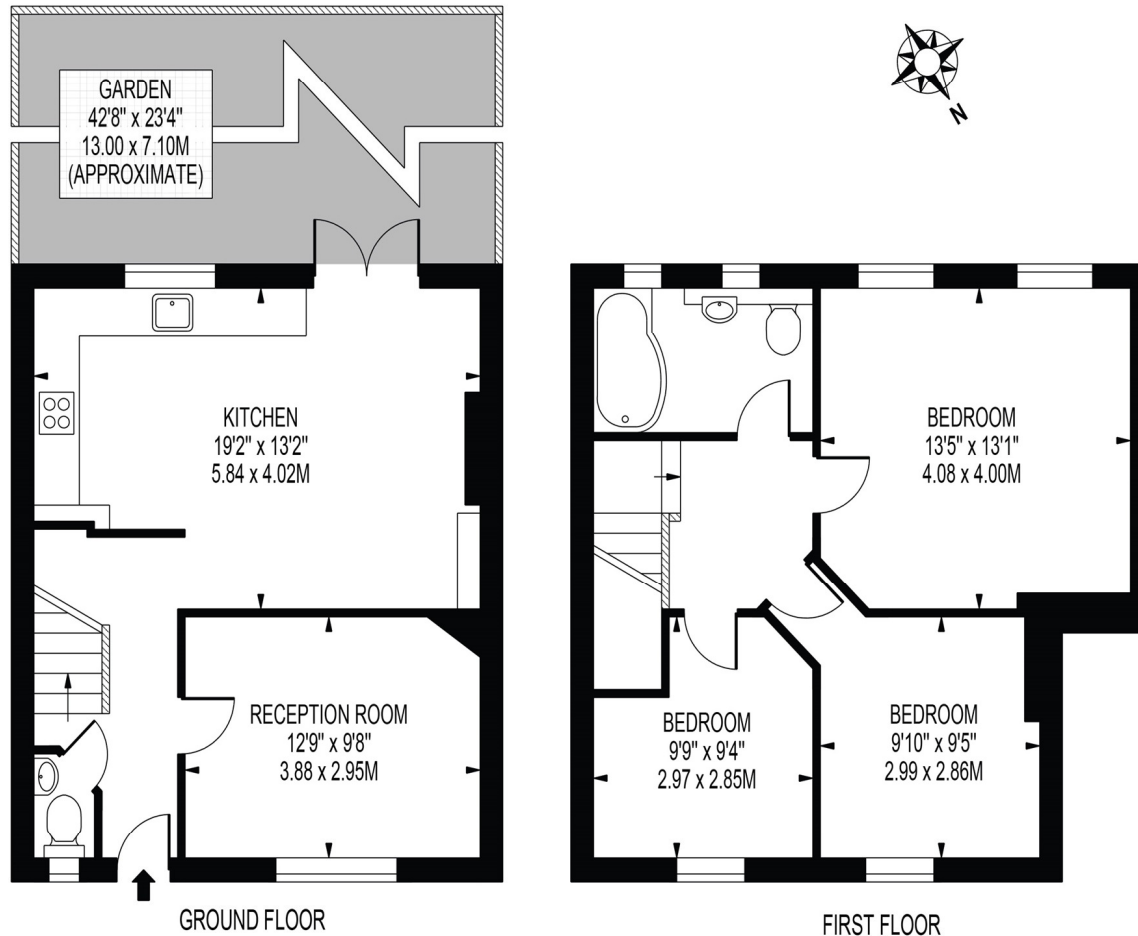
**Swains Road, London**

A charming three-bedroom terraced house, with two reception rooms, open plan eat-in kitchen, stunning rear garden and off-street parking, tucked away on the peaceful Swains Road.



## SWAINS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 947 SQ FT - 87.99 SQ M



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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.

A charming three-bedroom terraced house, with two reception rooms, open plan eat-in kitchen, stunning rear garden and off-street parking, tucked away on the peaceful Swains Road.

The home comprises of three generous bedrooms, separate lounge to the front, fully fitted kitchen which is open with the second reception room making for a large dining area overlooking the beautiful rear garden. The garden itself is mostly laid to lawn with a decked patio as you step out and an additional decked sun trap at the rear.

Leading upstairs there is family bathroom and three generous bedrooms. The property benefits from a sizeable loft for storage, accessible on the landing via a drop-down ladder. Additional benefits include; off-street parking on the private drive way, private locked side alley allowing access to the rear garden, potential to extend STPP and NO ONWARD CHAIN!!!

This property is very well proportioned throughout, enjoys floods of natural light and situated on a quiet side road near Tooting Overground Station. In our opinion this versatile property would make a fantastic family home while also lending itself well to adult sharers.

Swains road is located moments away from Tooting train station, 12 minutes' walk away from Colliers Wood tube station, 11 minutes' walk to Links road primary school and a short trip away from Tooting high street which houses an array of shops, restaurants and bars.

welcome to

## Swains Road, London

- 3 bedroom terraced house
- Off-street parking
- Large South Facing rear garden - mostly lawn
- Potential to extend STPP
- Chain free

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

**£600,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108779](https://barnardmarcus.co.uk/Property/TTG108779)



Property Ref:  
TTG108779 - 0006

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