



Broadwater Road, London SW17 0DX

welcome to

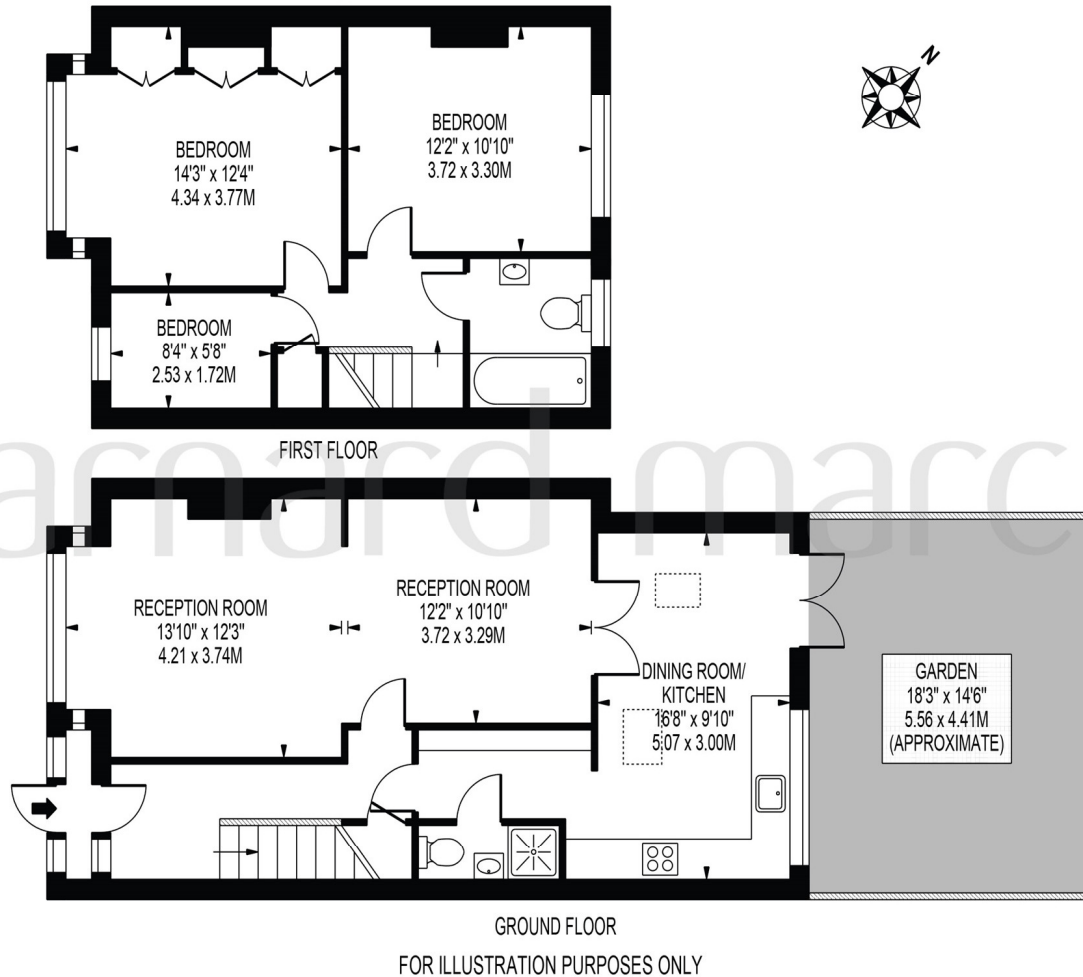
Broadwater Road, London

A beautifully presented three bedroom terraced family home situated in a much favoured residential street on Broadwater Road, close to Tooting Broadway Tube. Lovingly maintained, ready to move in with an opportunity to extend into the loft STPP.



BROADWATER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1129 SQ FT - 104.88 SQ M



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 beautifully presented three bedroom terraced family home situated in a much favoured residential street on Broadwater Road, close to Tooting Broadway Tube. Upon entrance you walk through a bright & airy hallway with wooden flooring which spans through the bay fronted, through-lounge reception room with feature fireplace. Walking through to the rear of the ground floor you have an extended kitchen/dining room complete with ample built in storage, modern kitchen with french doors accessing the through lounge, underfloor heating, overlooking the private rear garden. An additional benefit on the ground floor is a shower room.

Leading upstairs you have two generous double bedrooms, a single bedroom and family bathroom, on the first floor. This neutrally decorated family home must be viewed to fully appreciate its size and quality throughout. Lovingly maintained this property is ready to move-in and offers potential to extend into the loft subject to usual permissions.

Conveniently positioned on Broadwater Road, the property offers quick and easy access to Tooting Broadway Tube, St Georges Hospital, Broadwater School and a trendy selection of bars, restaurants and amenities along Upper Tooting Road. Call now to arrange a suitable appointment to view!

AGENTS NOTE - The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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Broadwater Road, London

- 3 bed terraced house
- Extended modern fitted kitchen
- Private garden
- Potential to extend STPP
- Chain free!!

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

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108555



Property Ref:
TTG108555 - 0003

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.

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