



Swains Road, London SW17 9HR

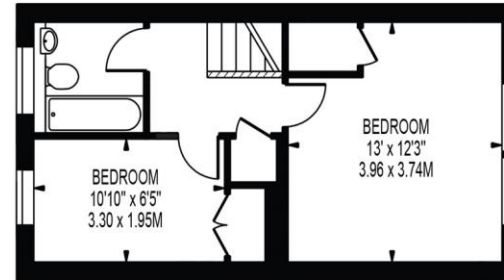
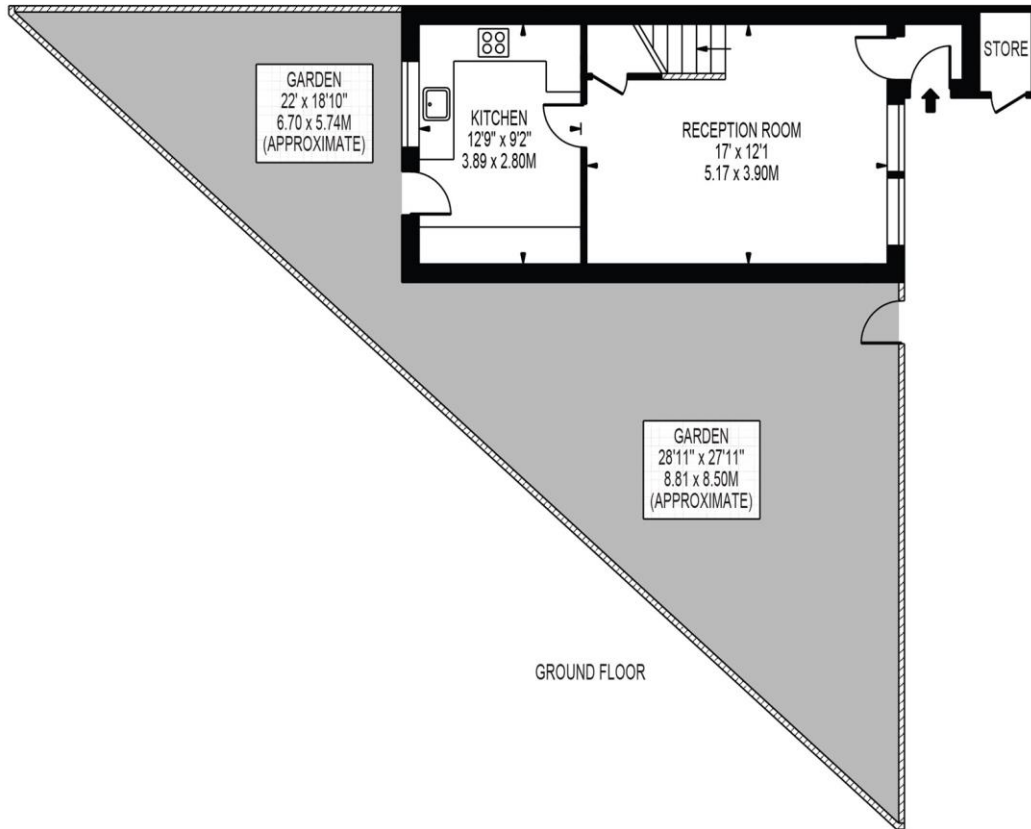
Welcome to **Swains Road, London**

A two double bedroom, end of terrace house with off-street parking and private garden on Swains Road. This charming property is well proportioned with a large through lounge on the ground floor and a separate kitchen accessing the private rear garden. Leading upstairs there are two double bedrooms, both with built in storage cupboards and a family bathroom. Additional benefits include a gated driveway for private parking and additional allocated guest parking in a space next to the house. This property is offered to the market without chain. Swains' road is quiet residential road set back from the main road with access to Tooting main line Rail Station and the green open space of Figg's Marsh. In the local area there are excellent transport links in and out of London and lots of local amenities to choose from.



SWAINS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.35 SQ M
(EXCLUDING STORE)



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

Swains Road, London

- 2 double bedrooms
- Freehold house
- Off-street parking on the driveway and an additional space off-street
- Private garden
- Chain free!!!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108857



Property Ref:
TTG108857 - 0019

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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