



Noyna Road, SW17

£825,000



- Fantastic Location
- Very Good Condition

- Southwest Facing Garden
- Potential to Extend

- Moments from Tooting Common





ABOUT THE PROPERTY

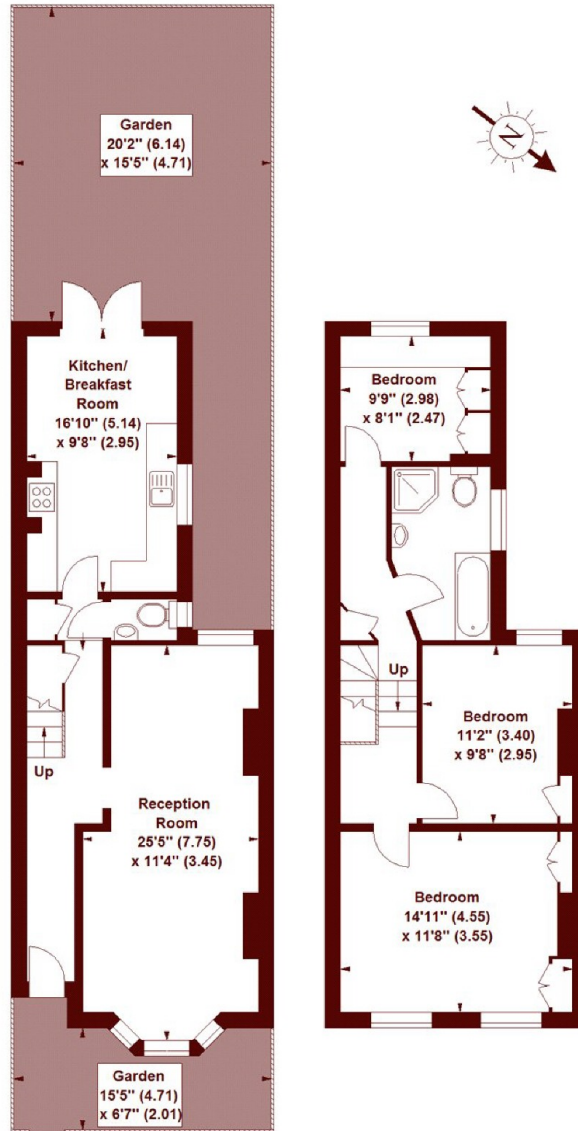
This charming family home is full of natural light and boasts generous proportions throughout. The ground floor boasts a double reception room with wooden flooring and high ceilings. The galley kitchen is located to the rear of the house with plenty of room for storage and double doors that lead out into the private southwest facing garden. There is also a WC located on this floor. The first floor accommodates three bedrooms, two of which are spacious double bedrooms. A generous family bathroom with separate shower can be found on this floor as well.

One of the key opportunities within this house is that there is potential (subject to planning) to add a significant amount of space by extending the property. This should provide a new owner with the ability to stay in the house for longer, save on future moving costs and create a space that is tailored to their specific style and tastes.

Noyna Road is a beautiful residential road set moments from the open spaces of Tooting Bec Common. Local amenities are in abundance, and local bus routes as well as Tooting Bec Station (Northern line, Zone 3) offer frequent access into and out of the City.

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APPROX. GROSS INTERNAL FLOOR AREA 1095 SQFT / 101.73 SQM



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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