



## Noyna Road, SW17

£1,100,000

A gorgeous 4 double bedroom, 3 bathroom Victorian terrace house located on Noyna Road, one of Tooting Bec's most sought after roads.

- Victorian Terrace House
- Four Double Bedrooms
- 3 Bathrooms
- Double Reception
- Extended Kitchen/Diner
- Utility Room + WC





This house has been extended on both the ground and second floors to amass a generous 1490sqft / 138sqm.

The internal layout comprises on the ground floor, a spacious double reception room, utility room with WC and finally an extended kitchen/diner being the hub of this family home. Bi-folding doors lead out to the south-west-facing family garden. Returning inside to the first floor, you will find three double bedrooms with a family bathroom. The principal bedroom to include an en-suite and a bank of bespoke fitted wardrobes. Finally the second floor hosts a further large double bedroom with en-suite bathroom and fitted wardrobes.

Noyna Road runs between Glenburnie Road and Upper Tooting Road and is one of the most popular roads in Tooting. The property is ideally situated for Tooting Bec underground station and Wandsworth Common mainline station.









Total area (approx.): 138.5 sq. m (1,490.8 sq. ft)  
(Excluding Eaves)

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