



CROWBOROUGH ROAD, SW17

£1,175,000

- Edwardian Semi-Detached
- Four Bedrooms
- Two Bathrooms
- Extended Kitchen /Diner
- Generous Mature Garden
- Energy Rating E







## ABOUT THE HOME

A generously proportioned 4 double bedroom, 2 bathroom Edwardian semi-detached family home. Neatly presented by the current owners and having been extended on both the ground and first floors, while still retaining much of its period character and charm.

Amassing an enviable 1470 Sqft which comprises; a generous sitting room with feature fireplace, plantation shutters and bespoke alcove units. A larger kitchen / dining room that is flooded with natural light. With both a spacious dining area and seating again with alcove storage. With lead a south facing garden that is part decked and part lawned, with mature borders and a generous garden room. The first and second floors offer 4 generous bedrooms, with the 3 double room's all having fitted wardrobes, a family bathroom and further en-suite to the loft room.

Crowborough Road is a highly sought after road located in the Furzedown. Popular due to its close proximity to sought after primary and secondary schools. Easy access for Tooting Bec Common, the Lido and regular bus routes into Tooting Bec Tube station. As well as an array of local shops making up this wonderful local community feel.









Total area (approx.) : 136.6 sq. m (1470 sq. ft)  
 Total shed area (approx.) : 6.5 sq. m (70 sq. ft)  
 ( Excluding Eaves)

### JACKSONS TOOTING

3 Upper Tooting Road, London,  
 SW17 7TS  
 Sales: 020 8487 3175  
 Lettings: 020 8487 3176

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.