



**Boscombe Road, Tooting SW17**

**£610,000 Freehold**

**3-Bedroom Home with Great Potential in the Sought-After ABC Estate**

This charming 3-bedroom house, located in the heart of the ABC Estate is a blank canvass that offers endless potential for modernisation. Ideal for families or investors, the property features a spacious double reception room perfect for entertaining, a handy utility room on the ground floor, and a generously extended kitchen overlooking the rear garden.

Upstairs, you'll find two double bedrooms and one single bedroom/office, providing ample space for a growing family. There's also a loft space which has not been explored, presenting the opportunity for further expansion or creative use.

Conveniently located close to Tooting Overground Station and just a 15 min walk to Tooting Broadway Underground Station, this property is ideal for commuters. Figges Marsh Park and other local amenities are also just a stone's throw away, making it an excellent spot for families.

The structure of the property is in excellent condition, and with some modernisation, this home could become the perfect space for contemporary living.

Don't miss out on this incredible opportunity! Book your viewing today!

- Ideal for Investors
- Naturally Bright
- Double Reception
- 3 Bed House (2 Doubles & 1 Single)
- With Lots of potential
- Vacant Possession
- Large Rear Garden
- Part of ABC Estate
- Excellent Transport Links
- Close to amenities

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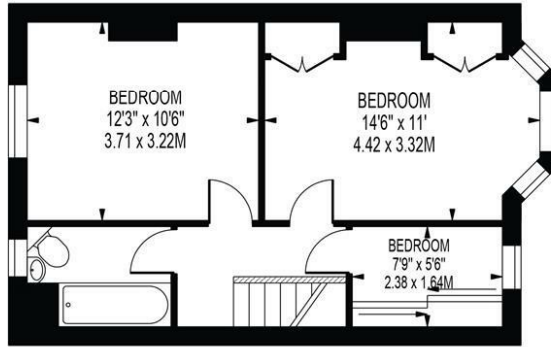




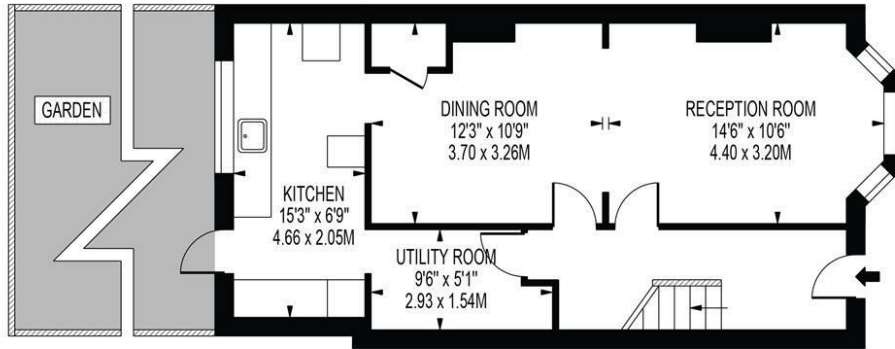


# BOSCOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 932 SQ FT - 86.63 SQ M



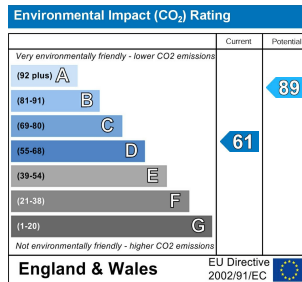
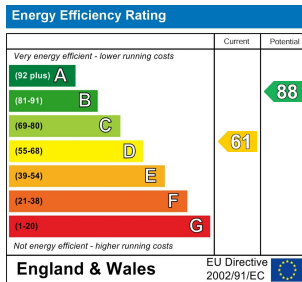
FIRST FLOOR



GROUND FLOOR

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.



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