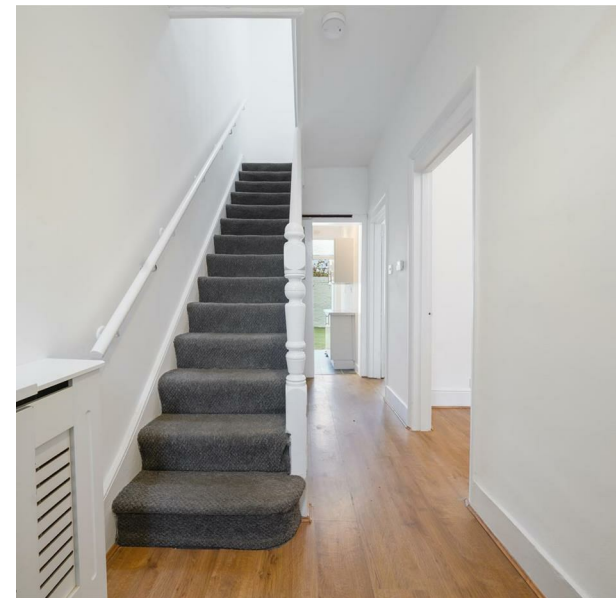


40 Broadwater Road, Tooting, London, SW17 0DT

£665,000

Council Tax Band: E


ORLANDO REID



Orlando Reid are pleased to present this well-proportioned three-bedroom freehold house, offering approximately 843 sq ft of internal accommodation and a private rear garden.

The ground floor comprises a bright front reception room, a separate dining room with direct access to the garden, and a fitted kitchen. The layout provides buyers with two distinct living spaces.

Upstairs are two generous double bedrooms, a further bedroom which would also make an ideal home office or nursery, and a modern shower room. The property is presented in a clean, neutral style, while retaining the flexibility for an incoming purchaser to personalise the accommodation.



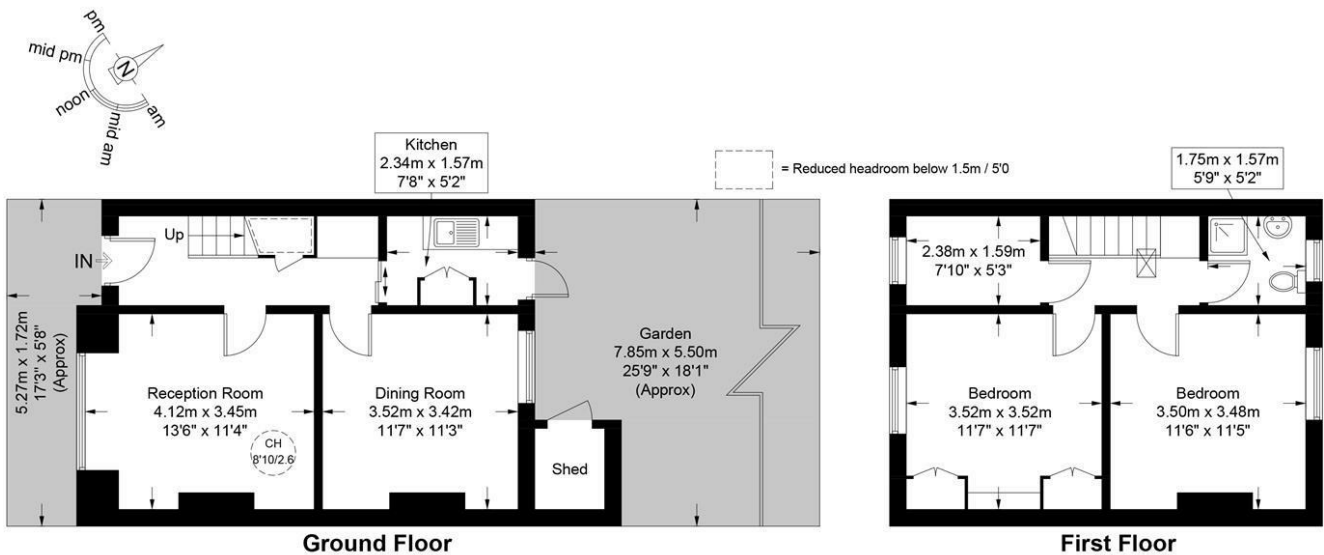
St Johns Court 19b Quay Street, Manchester, M3 3HN
01616760099
manchester@orlandoreid.co.uk
<https://www.orlandoreid.co.uk/manchester/>

Broadwater Road, SW17

Approximate Gross Internal Area = 843 sq ft / 78.4 sq m

Restricted Height = 6 sq ft / 0.6 sq m

Shed = 19 sq ft / 1.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	