



LESSINGHAM AVENUE, SW17

£675,000

- Three bedrooms
- Two bathrooms
- Generous rear garden
- Freehold
- Prime location
- Energy rating: D





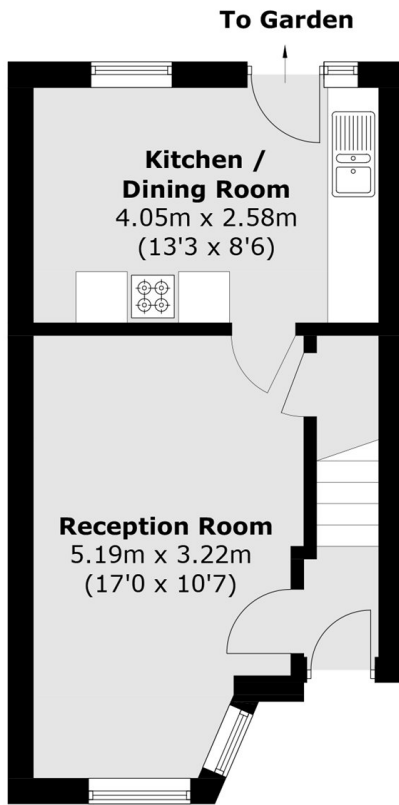
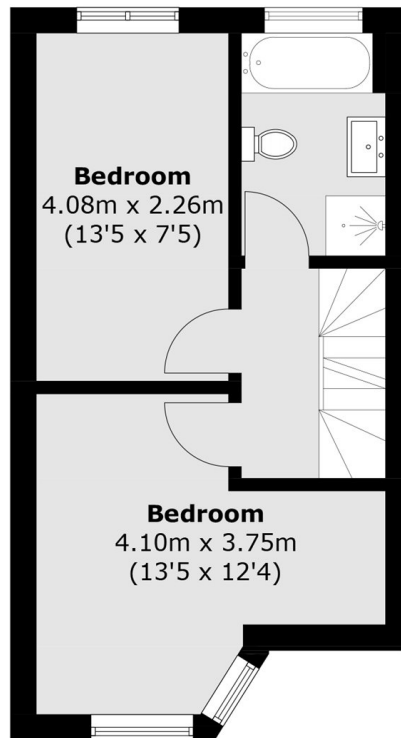
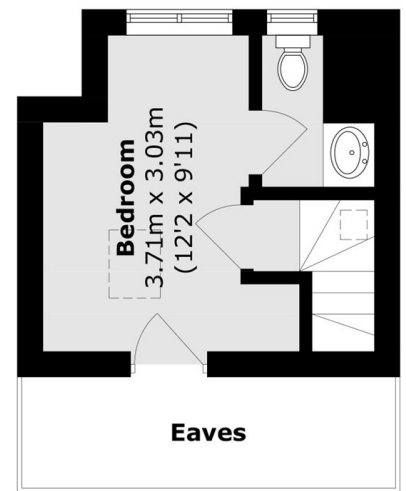
## ABOUT THE HOME

A well-presented three bedroom house located on a sought after residential road. This freehold property offers generous living space, well proportioned bedrooms and makes a fantastic starter home for a young family. Internally the property features a spacious living room with a bright and practical layout, oak flooring and ample dining space. A stylish modern kitchen / breakfast room takes you out to a well appointed and established family garden, with mature borders. Returning inside to the first floor there are 2 generous double bedrooms and a recently installed, 4 piece family bathroom that includes a free standing shower. The loft has been extended to offer a further double bedroom, eaves storage and en-suite bathroom.

Lessingham Avenue is an ideal location, offering easy access to Tooting Bec and Broadway Underground stations, large chain shops, independent coffee shops, the famous and ever popular markets, gastro pubs, bars, and an eclectic mix of cuisines all at the end of the road. The green open spaces of both Tooting Bec Common and Wandsworth Common are also easily accessible.






**Ground Floor**

**First Floor**

**Second Floor**

Total area (approx.): 75.2 sq. m (809.4 sq. ft)  
(Excluding Eaves)

**JACKSONS TOOTING**

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

Energy Rating: D 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.