



Smallwood Road, London SW17 0TU

Welcome to **Smallwood Road, London**

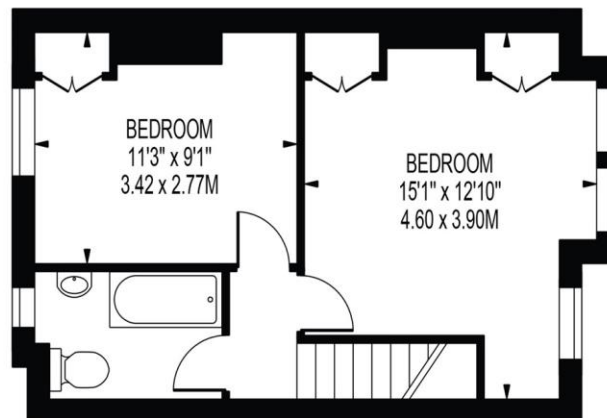
This charming two-bedroom plus period terraced home offers a wonderful blend of character and potential, positioned on a desirable residential street. The property has been thoughtfully extended at the rear, creating additional living space while retaining its original features and warm period appeal. Inside, the home benefits from a configurative separate front lounge, perfect for cosy evenings, or alternatively, can be utilised as a third bedroom. The home further benefits from an extended open-plan kitchen/living area overlooking a rear garden. The garden provides a peaceful retreat with plenty of room for outdoor dining and planting.

Further potential exists to extend (subject to the usual permissions), making this an ideal opportunity for buyers looking to add value and tailor the home to their needs. Offered chain free, this attractive property is ready for its next chapter and would suit first-time buyers, young families, or downsizers seeking space, charm, and future scope.

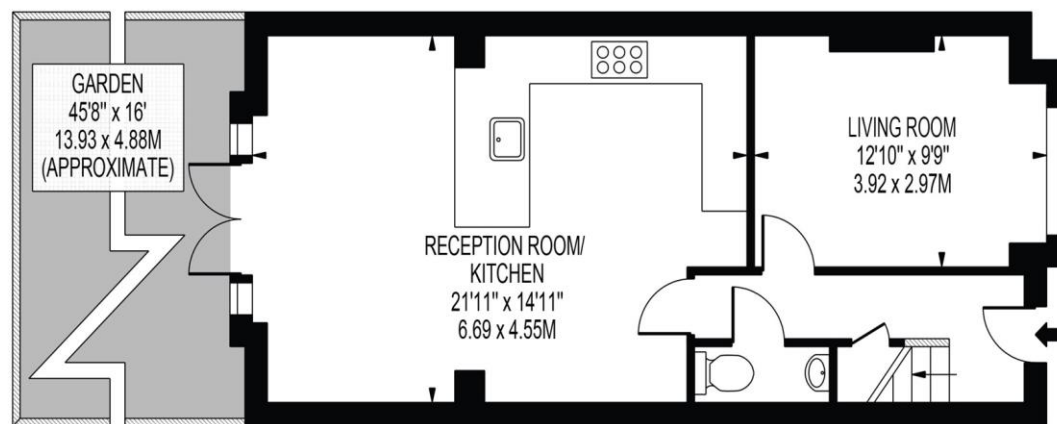


SMALLWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 866 SQ FT - 80.44 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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- 2 bed terraced house
- Period property
- Extended on the ground floor with a stunning fitted kitchen
- Potential to extend in the loft STPP
- Chain Free!!!

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108945



Property Ref:
TTG108945 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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