

Hebdon Road, London SW17 7NL

barnard marcus

Welcome to

Hebdon Road, London

We are pleased to introduce this four-bedroom end of terrace house located moments from the local amenities and transport of Tooting Broadway. The property features two reception rooms, fitted kitchen, four bedrooms, two family bathrooms, a garage, south facing garden and off-street parking for two cars. Hebdon Road is well placed for many local schools and within easy reach of Tooting Bec Tube and many local facilities on nearby Upper Tooting Road and close to Springfield Park.

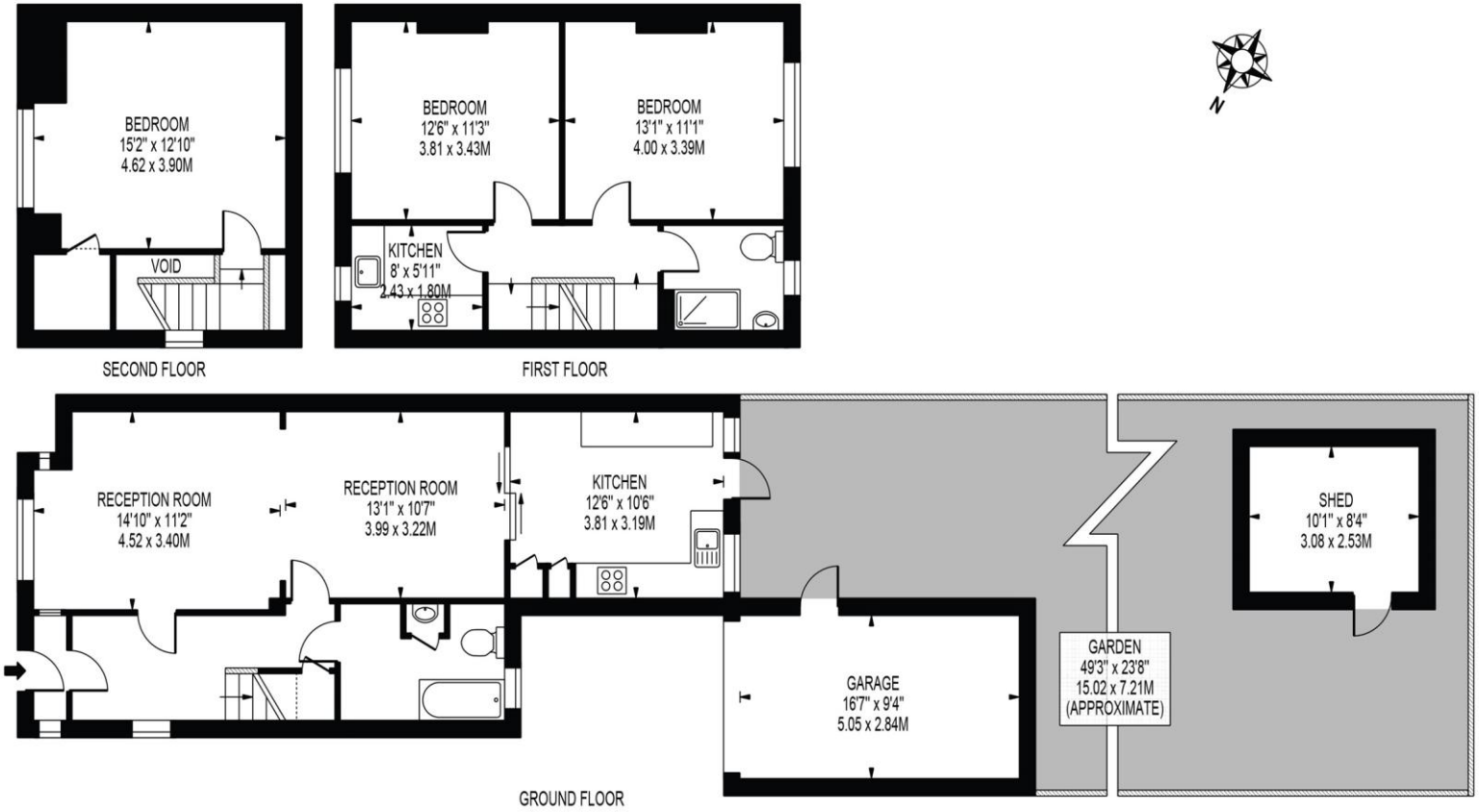






HEBDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1317 SQ FT - 122.37 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARAGE, SHED & VOID)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **21 SQ FT - 1.96 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **154 SQ FT - 14.34 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: **84 SQ FT - 7.79 SQ M**



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.

Welcome to

Hebdon Road, London

- Four-Bedroom House
- End of Terrace
- Off-street parking
- Close to Tooting Broadway Tube
- Early viewing recommended

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

£825,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108814

The Property Ombudsman

Property Ref:
TTG108814 - 0016

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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