

STAPLETON ROAD, SW17

£625,000

- Three bedrooms
- First floor maisonette
- Private garden
- Chain free
- Freehold
- Tooting Bec

@marshandparsons
marshandparsons.co.uk

MARSH & PARSONS

ABOUT THE PROPERTY

A beautifully presented three-bedroom first-floor maisonette, ideally situated on a highly sought-after road in Tooting Bec.

Stapleton Road is located close to Tooting Bec Underground station (Northern line, Zone 3). Local bus routes also provide excellent access into the city. Plenty of local shops, bars and restaurants are also within walking distance, along with Tooting Bec Common which offers tennis courts, football pitches and one of the largest Lidos in Europe.









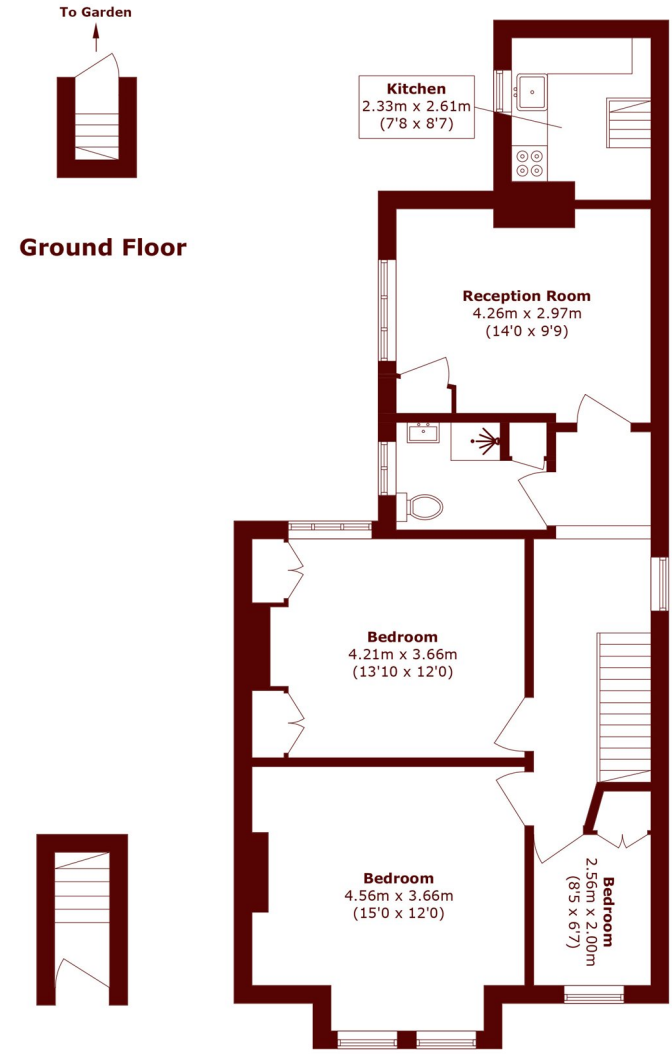


FURTHER
DETAILS

Spanning over 913 sqft, this property offers well-proportioned accommodation throughout. To the front, there are two generous double bedrooms, one benefiting from built-in wardrobes. There is also a third bedroom which benefits from built-in storage. To the rear, you will find a bright and welcoming reception room which leads through to the kitchen. The kitchen provides direct access to a private secluded garden. Further benefits include ownership of the entire freehold, excellent natural light throughout and exciting potential to extend into the loft adding additional bedrooms and a bathroom. (STPP).



STEP INSIDE
STAPLETON ROAD



Total area (approx.): 84.8 sq. m (912.7 sq. ft)

Tooting
020 8767 3655

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

MARSH & PARSONS