



BRUCE ROAD, CR4

£430,000

- Period maisonette
- First floor
- Two bedrooms
- Kitchen/diner
- Share of freehold
- Energy rating: C



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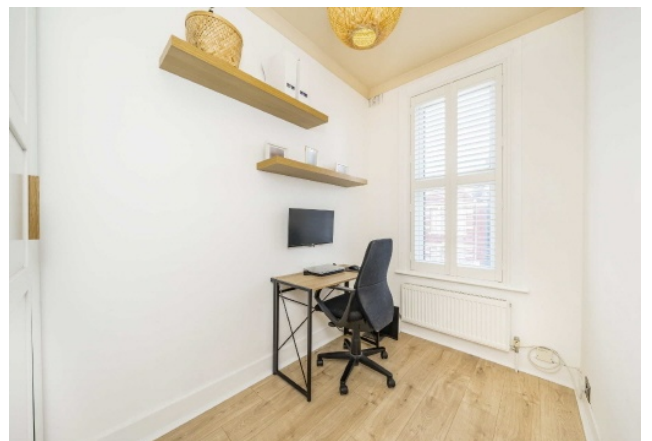
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ABOUT THE HOME

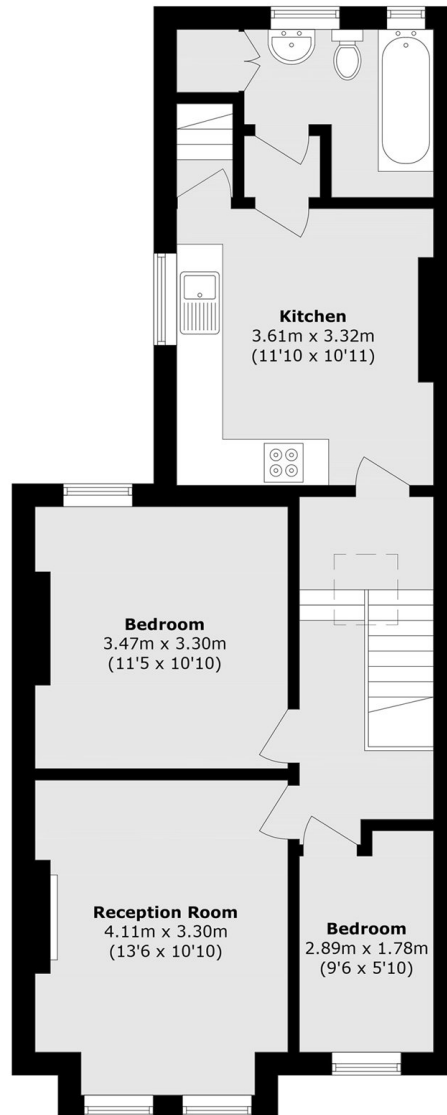
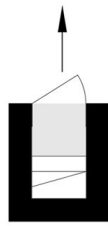
A wonderfully presented, two-bedroom first-floor period maisonette measuring an impressive 681 sq ft. The internal layout comprises a reception room featuring plantation shutters and fitted alcove storage, a principal double bedroom, a second bedroom, a well-appointed family bathroom, and a spacious kitchen/diner with direct access to a private, south-facing rear garden. In addition to the property being sold with no onward chain, the property features potential to extend into the loft to add further bedrooms and a bathroom, subject to obtaining the necessary planning consents.

Bruce Road is ideally positioned in CR4, with Tooting railway station just a short walk away, providing direct services towards Wimbledon and central London. Tooting Broadway and Colliers Wood Underground stations are also within easy reach, offering Northern line connections into the City and West End, while numerous local bus routes run along nearby London Road. Families are well served by a selection of nearby schools, including Links Primary School and Graveney School, with local shops, cafés and everyday amenities also close at hand.





To Garden



Ground Floor

First Floor

Total area (approx.): 63.3 sq. m (681.3 sq. ft)

JACKSONS TOOTING

3 Upper Tooting Road, London,

SW17 7TS

Sales: 020 8487 3175

Lettings: 020 8487 3176

Energy Rating: C 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.