



Links Road, London SW17 9ET

Welcome to Links Road, London

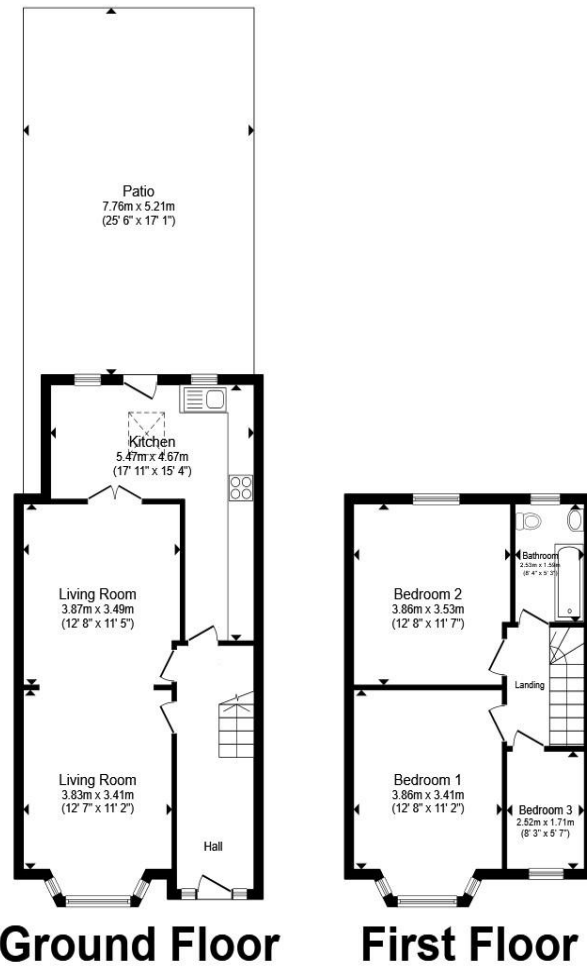
This well-proportioned three-bedroom terraced home offers an excellent opportunity for families, first-time buyers, or investors alike. With a practical layout across two floors and a generous rear patio/garden, the property combines comfortable living space with great potential to personalise. The property welcomes you via an entrance hall leading into a bright and spacious front reception room, featuring a bay window that enhances natural light. A second reception/living room sits to the rear, providing a versatile space ideal for dining or relaxing.

The kitchen is positioned at the back of the property, offering ample workspace and direct access to the garden-perfect for indoor-outdoor living and entertaining.

Upstairs, the home comprises three well-sized bedrooms, including a generous principal bedroom and two additional rooms suitable for children, guests, or a home office. A family bathroom is conveniently located off the landing.

To the rear, the property benefits from a substantial patio/garden area, ideal for outdoor dining, gardening, or further landscaping potential. Situated in a popular residential area, the property is well-positioned for local amenities, schools, and transport links, making it a convenient and desirable place to call home





Ground Floor

First Floor

Total floor area 97.4 m² (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Links Road, London

- 3 bed terraced house
- Bay fronted windows
- Large reception room
- Generous Kitchen
- Large Garden

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

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/TTG108867](https://www.barnardmarcus.co.uk/Property/TTG108867)



Property Ref:
TTG108867 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, London,
SW17 7EX



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)