

LUCIEN ROAD, SW17

£1,200,000

- Four bedrooms
- Two bathrooms
- Open plan kitchen/dining
- South-west facing garden
- Fully extended
- Tooting Bec Common

MARSH & PARSONS

ABOUT THE PROPERTY

A beautifully presented and fully extended family home, ideally situated moments from Tooting Bec Common and Tooting Bec Underground Station.

Situated in a popular residential area of Tooting, Lucien Road is ideally located close to a fantastic selection of shops, cafés and restaurants along Tooting High Street. The nearby Tooting Bec Common offers plenty of green open space, alongside the iconic Tooting Bec Lido and athletics track, perfect for swimming, running and outdoor leisure. Excellent transport links are also available via Tooting Bec and Tooting Broadway Underground stations, providing easy access into Central London.









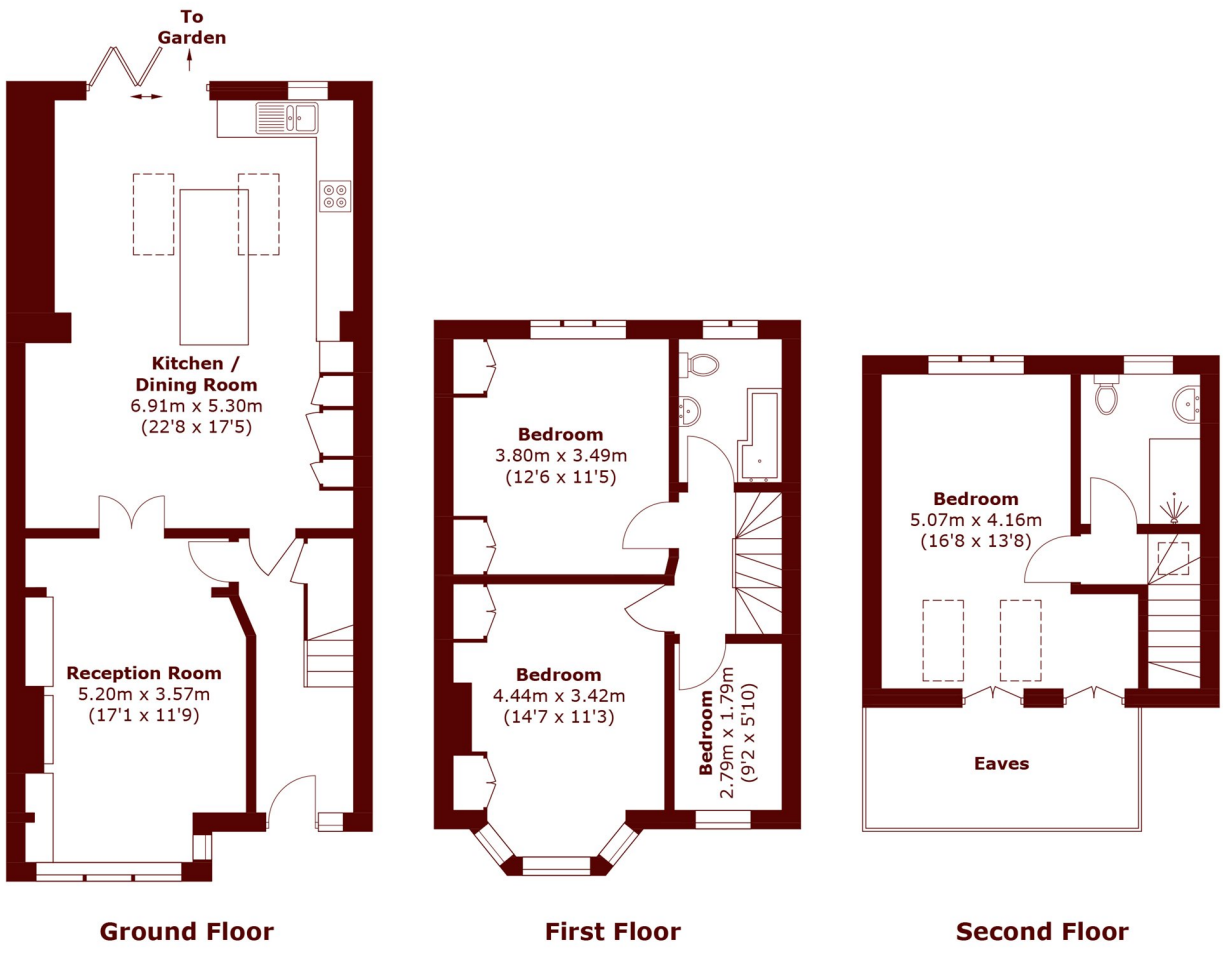


FURTHER
DETAILS

Extending to over 1,397 sq. Ft., the property offers generous accommodation throughout. Upon entering, you are welcomed into a reception room featuring bespoke built-in shelving units either side. French doors lead through to the fully extended kitchen, which boasts a central island, alongside ample room for a large family dining table. The kitchen also provides direct access to the south-west-facing garden, ideal for outdoor dining and entertaining. On the first floor, there are two generous double bedrooms, both with excellent storage, alongside a further bedroom and family bathroom. The second floor is home to the principal bedroom, which benefits from ample eaves storage, as well as an additional bathroom.



STEP INSIDE
LUCIEN ROAD



Total area (approx.): 129.8 sq. m (1,397.1 sq. ft)
(Excluding Eaves)

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

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