



Franciscan Road, SW17

£900,000

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- Three Double Bedrooms
- Large Private Garden
- Open Plan Kitchen/Dining
- Separate Utility Room
- Three Floors
- Close to Transport Links

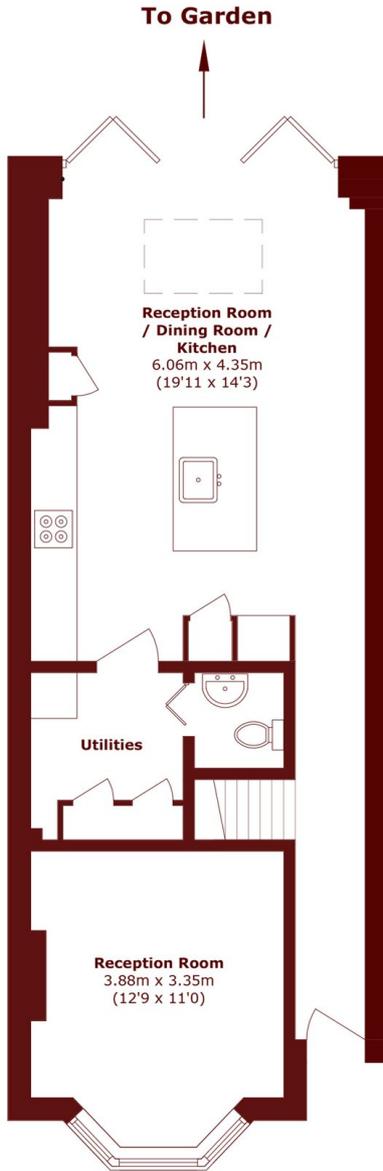


ABOUT THE PROPERTY

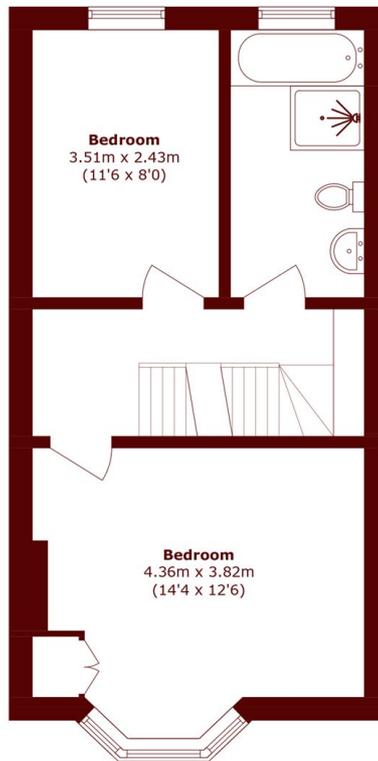
This property comes to the market in pristine condition, spread over three floors and with an ideal blend of period features and modern amenities. The ground floor creates the perfect living space with a reception room towards the front of the property which offers a bay window perfect for allowing natural light. Following this is the incredibly spacious kitchen/dining area which has a fully fitted modern kitchen, a kitchen island, and bi-fold doors leading towards the private garden. Another desirable feature of this property is the separate utility room on the ground floor. Two spacious double bedrooms and a contemporary family bathroom can be found on the first floor and the remaining bedroom occupies the entirety of the third floor alongside an en-suite bathroom.

Franciscan Road is ideally located within a short walk of the wide-open spaces of Tooting Bec Common. Tooting Bec Station (Northern Line, Zone 3) is within easy reach, as well as local bus routes which all allow frequent access into and out of The City. Between the local bars, cafes and shops of Tooting Bec and the nearby Balham, there are a plethora of local amenities.

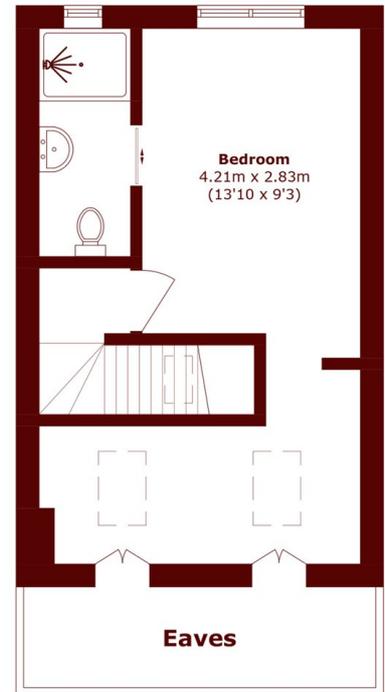




Ground Floor



First Floor



Second Floor

Total area (approx.): 119.8 sq. m (1289.5 sq. ft)

Marsh & Parsons Tooting
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