

FOR SALE

£799,950 Freehold



Davis & Gibbs

Bickersteth Road, Tooting Broadway. SW17

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ABOUT THE PROPERTY

Located on the ever-popular Bickersteth Road in vibrant Tooting, this well-proportioned four-bedroom house offers over 1,360 sq ft (126.7 sq m) of internal and external living space, including a spacious private garden with a fully functional garden studio – ideal for home working, creative pursuits or guest accommodation.

The ground floor comprises a welcoming bay-fronted reception room with generous ceiling height and natural light, leading through to a large double bedroom (Bedroom 3), ideal for flexible use as a home office or guest room. To the rear, the heart of the home is the bright and contemporary kitchen/dining room, which opens out to a stunning 102ft garden – perfect for entertaining or family life. A convenient ground floor WC and understairs storage complete this level.

Upstairs, the first floor hosts three additional bedrooms, including a superbly spacious principal bedroom at the front of the house (15'4 x 12'2), a second double with fitted storage, and a third well-sized room overlooking the rear garden. A modern family bathroom with full suite and natural light serves the upper floor.

A standout feature of this property is the garden studio (14'8 x 9'3), providing a fully enclosed and versatile space, ideal as a home office, gym, art studio, or even a self-contained work-from-home solution. A separate shed adds further outdoor storage. Additional highlights: Approx. 1,163 sq ft internal (108 sq m) + 202 sq ft outbuildings (18.7 sq m) Scope to further extend (STPP) if desired.

Excellent location moments from Tooting Broadway Station (Northern Line) Walking distance to St George's Hospital, local schools and Tooting Market This is a fantastic opportunity to secure a large freehold home with flexible living space, ideal for growing families or good rental investment in a buzzing South West London neighbourhood.

FEATURES

- Four Bedroom House
- Large Private Garden
- Eat-in Kitchen/Diner
- Council Tax Wandsworth Band E
- Excellent Transport Links
- Walking Distance to St George's Hospital
- EPC C Rating
- Freehold and Chain Free



ROOM DESCRIPTIONS



FLOORPLAN

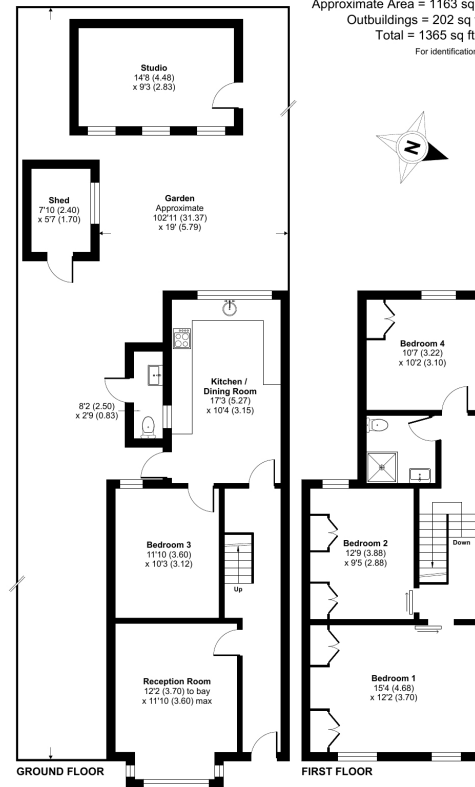
Bickersteth Road, London, SW17

Approximate Area = 1163 sq ft / 108 sq m

Outbuildings = 202 sq ft / 18.7 sq m

Total = 1365 sq ft / 126.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davis & Gibbs. REF: 1330054

EPC

