

Trevelyan Road, Tooting Broadway. SW17

£850,000 Freehold

FOR SALE



Davis & Gibbs

PROPERTY DESCRIPTION

This charming three-bedroom terraced house on Trevelyan Road, Tooting, offers a perfect blend of space and comfort. Split over two floors, the property features two inviting reception rooms, one of which is beautifully enhanced by a bay window, flooding the room with natural light. The kitchen/dining room provides a fantastic space for family meals or entertaining, while the large private garden offers a peaceful outdoor retreat.

Upstairs, you'll find three generous double bedrooms, providing plenty of space for rest and relaxation. The modern bathroom is well-appointed to serve the needs of the household. Additionally, the property benefits from a convenient downstairs W.C, adding practicality to the home.

With its spacious layout, private garden, and excellent location, this home is an ideal choice for families or anyone looking for a comfortable and stylish living space in Tooting.

FEATURES

- Freehold House
- Two Reception Rooms
- Fantastic Local Amenities
- Council Tax - Wandsworth - Band E
- Three Double Bedrooms
- Large Private Garden
- Great Transport Links
- EPC - D - 64



ROOM DESCRIPTIONS

Ground Floor

Reception Room 1

4.17m x 3.56m (13' 8" x 11' 8") Currently used as a bedroom. The front reception room features a large bay window, looking out to Trevelyan Road which bathes the room in Natural light. This reception room also benefits from built-in storage.

Reception Room 2

4.55m x 3.54m (14' 11" x 11' 7") Used as the main reception room. One wall features built-in shelves around the mantle place for storage and looks out to the rear garden a great space to relax and entertain.

Kitchen / Dining Area

4.83m x 3.05m (15' 10" x 10' 0") Large open space with lots of potential. Currently set up with lots of counter space and cupboards with a large area fit for dining table and six chairs and is where you access the private garden.

Garden

22.47m x 4.75m (73' 9" x 15' 7") This delightful, long terraced garden offers a fantastic opportunity to create your ideal outdoor space. The front part is paved, providing a practical and low-maintenance area perfect for outdoor seating or decorative plants. The rest of the garden is lawn, offering a large expanse of grass with plenty of room for gardening, play, or future landscaping ideas.

First Floor

Bedroom 1

4.48m x 3.39m (14' 8" x 11' 1") The master bedroom is a great size space with two sash windows allowing for plenty of natural light and benefits from built-in storage.

Bedroom 2

3.03m x 2.79m (9' 11" x 9' 2") The middle room is another great size double with a large window looking over the side part of the garden and also features built-in storage.

Bedroom 3

3.47m x 2.87m (11' 5" x 9' 5") Situated at the rear of the property overlooking the garden. The third bedroom is another good size double, which could also be used as a home office or study. This room has the added bonus of dual aspect windows filling the space with natural light.

Bathroom

The main bathroom has everything you need. A three piece suite with a shower over the bath, classic and simple in design. The property also has a second separate W.C ideal for families and an attractive feature if looking to buy the property to rent out.



FLOORPLAN & EPC

Trevelyan Road, London, SW17

Approximate Area = 1130 sq ft / 104.9 sq m
For identification only - Not to scale

