



ASCOT ROAD, SW17
£850,000 FREEHOLD

A STYLISH AND FULLY EXTENDED FOUR BEDROOM PERIOD HOUSE

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

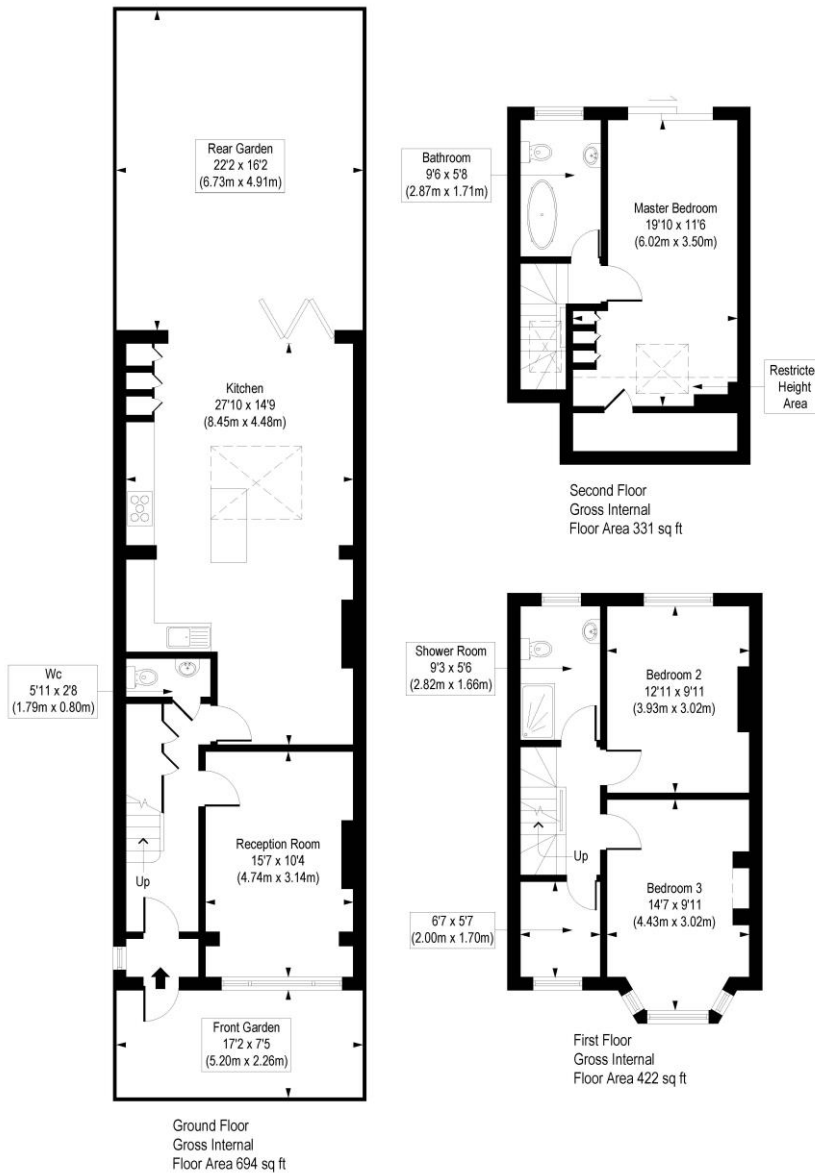
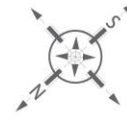
This stylish and spacious four-bedroom period house features a bright reception room and a WC on the ground floor. Towards the rear, a stunning extension reveals a fabulous 20-foot kitchen, dining, and living area with a skylight and bifold doors that open to a private South West-facing garden. The first floor comprises two generously sized double bedrooms, a stunning family shower room, and a smaller room that can serve as a study. The second floor boasts a spectacular master bedroom with a bathroom and sliding doors opening to a Juliet balcony overlooking the garden. The property is being sold with no onward chain.

Situated on Ascot Road, a quiet residential street, this property is conveniently located near Mitcham Road and Tooting Broadway, offering a variety of bars, cafes, and other local amenities. Tooting Overground Station is just 0.2 miles away, while Tooting Broadway Underground Station is 0.8 miles away, providing easy access to the Northern Line services to the City of London.



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Approx. Gross Internal Floor Area 1447 sq. ft / 134.40 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1388 sq. ft / 128.93 sq. m (Excluding Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 75	Potential: 84
England, Scotland & Wales	EU Directive 2002/91/EC



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