



THIRSK ROAD, CR4  
OIEO £785,000 FREEHOLD

## A WELL PRESENTED THREE BEDROOM TERRACED HOUSE

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## DESCRIPTION:

This immaculately presented three-bedroom home boasts a blend of style and practicality. On the ground floor, you are welcomed by a light hallway with elegant chevron wood flooring throughout. The property features a spacious reception room, a convenient downstairs WC, and a bright, expansive kitchen-dining room. The kitchen is thoughtfully designed with a central island, a large skylight, and ample storage, while bi-fold doors lead to a sunny west facing rear garden with a patio area and a practical garden shed.

Upstairs, the first floor comprises three carpeted bedrooms, including a master bedroom complete with built-in wardrobes and window shutters. The family bathroom is elegantly appointed with traditional fixtures and fittings. Additionally, this property offers potential for a loft extension, subject to the necessary planning permissions, making it a versatile and appealing choice for a growing family.

Thirsk Road is a quiet residential street situated on the Tooting/Mitcham border, part of the London Borough of Merton. The area offers a mix of terraced, semi-detached, and some modern housing, making it popular with families and professionals. Thirsk Road is moments from Tooting Railway Thameslink and a short walk to Tooting Broadway for the numerous shops, bars and restaurants.

Residents enjoy the nearby green space of Figges Marsh, providing opportunities for outdoor activities and relaxation. Thirsk Road is situated in catchment of numerous good and outstanding schools and nurseries.

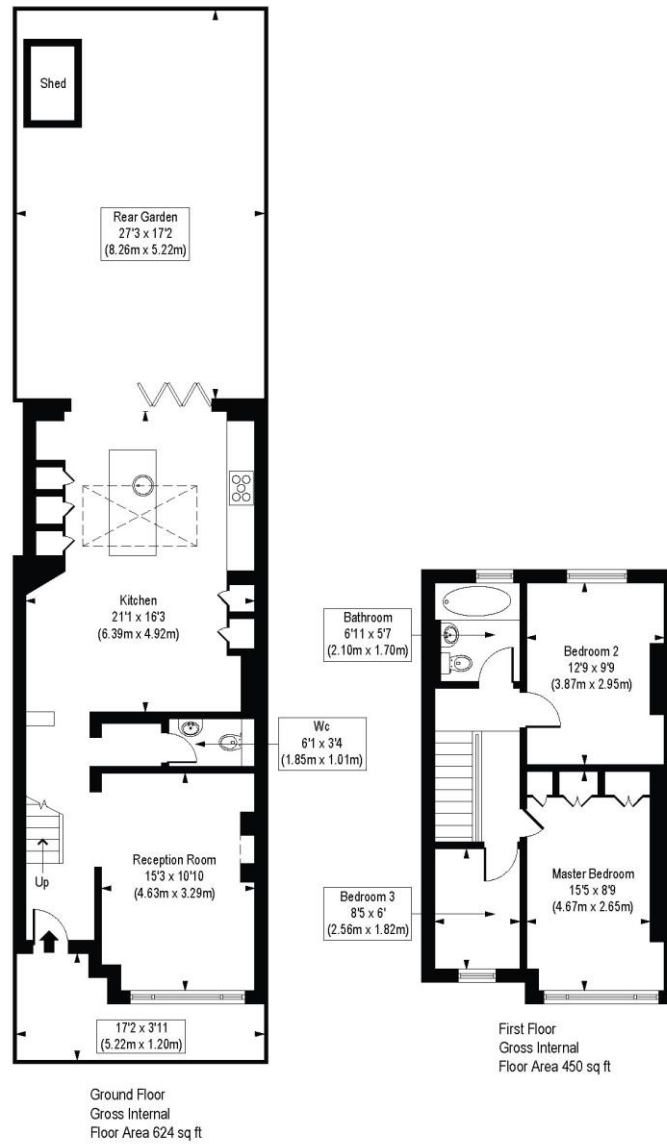
Merton Council Tax Band: D





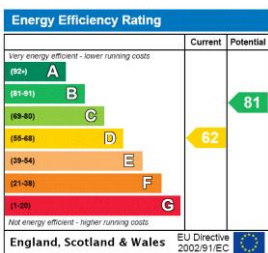
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Approx. Gross Internal Floor Area 1074 sq. ft / 99.79 sq. m



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.



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