



ROMBERG ROAD, SW17
£1,200,000 FREEHOLD

AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME CLOSE TO TOOTING BEC TUBE

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

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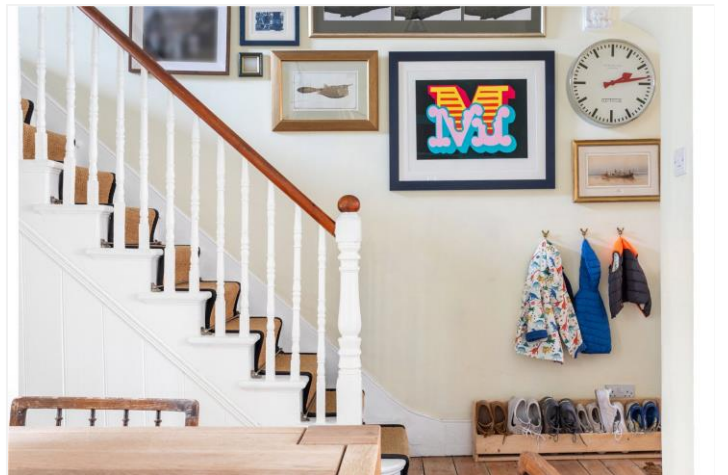
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DESCRIPTION:

Introducing a stunningly presented four-bedroom terraced house nestled along one of Tooting Bec's most sought-after residential streets. This residence exudes charm, featuring an open-plan double reception/dining room enhanced by a working fireplace, seamlessly connected to a separate kitchen offering ample space for a dining table. The first floor hosts two generously sized double bedrooms alongside a contemporary family bathroom, while the second floor has been thoughtfully extended into the loft to accommodate two additional double bedrooms and a modern shower room. Outside, is a beautiful paved private rear garden. Ample storage solutions are thoughtfully integrated throughout the property, enhancing its functionality.

Romberg Road, with its picturesque surroundings, is ideally located near the green expanses of Tooting Common and the local amenities of Balham High Road. Transport links are conveniently close by, including Tooting Bec Underground station and the Overground/Underground stations at Balham. Moreover, the area boasts a selection of outstanding state and private schools, subject to annual catchment considerations.



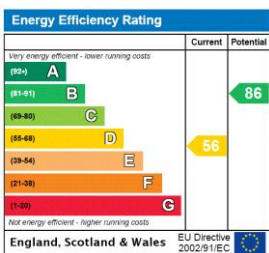
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Approx. Gross Internal Floor Area 1521 sq. ft / 141.28 sq. m (Including Eaves)
 Approx. Gross Internal Floor Area 1446 sq. ft / 134.36 sq. m (Excluding Eaves)



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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