



GATTON ROAD, LONDON, SW17
£975,000 FREEHOLD

AN EXCEPTIONAL FIVE-BEDROOM, TWO-BATHROOM HOUSE.

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DESCRIPTION:

This exceptional five-bedroom, two-bathroom house has been meticulously refurbished to provide a stunning family home. The ground floor features a welcoming entrance hall and benefits from a downstairs cloakroom. The beautifully designed reception room is enhanced by a bay window that fills the room with natural light, custom alcove cupboards with shelving, a fireplace, and ample room for relaxing and entertaining.

At the rear, an open-plan kitchen with integrated appliances offers a contemporary hub for family life. The kitchen extends seamlessly into a dining area, bathed in natural light. The space opens onto a generous garden, with a lawn and patio, providing a perfect blend of indoor and outdoor living.

The first floor accommodates three bedrooms, including two spacious doubles with built-in wardrobes, and a stylishly appointed family bathroom with a separate bath and shower. The principal bedroom on the second floor boasts a luxurious ensuite with a walk-in shower and a fifth bedroom with built-in wardrobes and under-eaves storage.

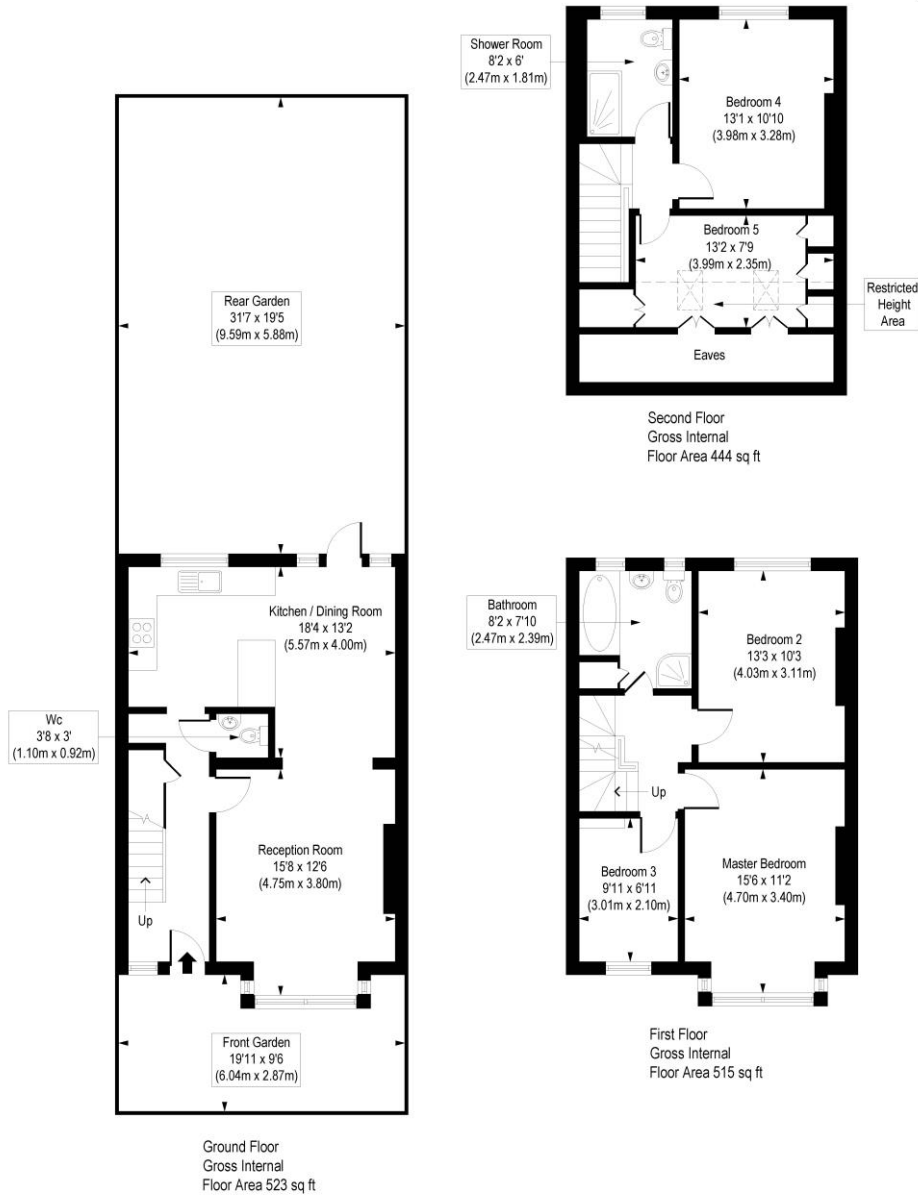
Gatton Road is a quiet residential street with outstanding schools nearby. The property is ideally situated within walking distance (0.3 miles) of Tooting Broadway Underground Station (Northern Line) and Tooting High Road, offering a fantastic selection of local amenities, including the popular Selkirk pub and vibrant Tooting Market. St George's Hospital is nearby and Tooting Station provides direct train services to City Thameslink and London St Pancras.

Wandsworth Council Tax Band: D



Gatton Road, SW17

Approx. Gross Internal Floor Area 1482 sq. ft / 137.77 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1360 sq. ft / 126.39 sq. m (Excluding Restricted Height Area & 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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