



LUCIEN ROAD, SW17
£1,250,000 FREEHOLD

AN EXCEPTIONAL FAMILY HOME REFURBISHED TO EXTREMELY HIGH STANDARDS

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DESCRIPTION:

Upon entering the house you will find yourself in a beautiful entrance hall leading into the formal reception room at the front which has a stunning focal fireplace feature and original stained window. To the rear you will find a huge open plan kitchen/entertaining space which leads onto an additional dining & lounge area ideal for relaxing and further extending the entertaining options. The kitchen has been meticulously designed to incorporate all the high-end appliances as well as a wealth of storage. Exiting through the full width rear bi-fold doors you will find a large South-West facing garden. There is also a cloakroom and separate utility room which houses the boiler leading off the hallway.

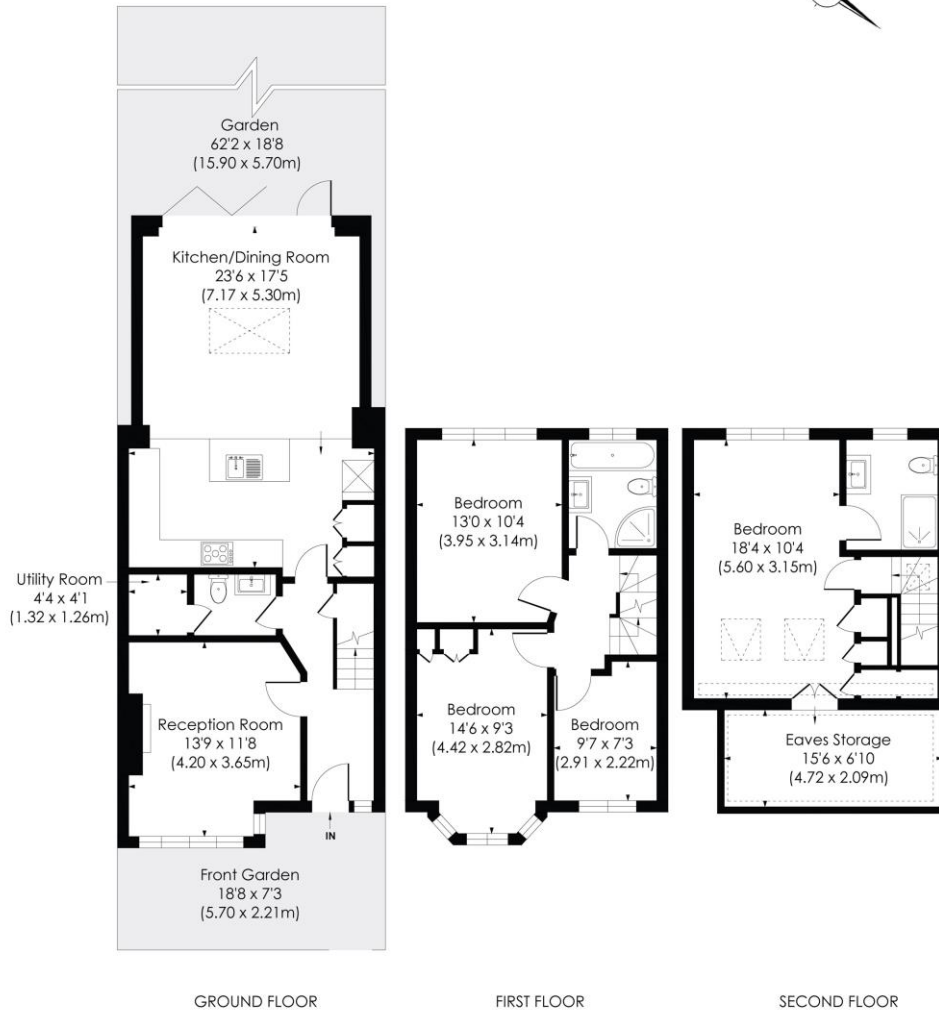
On the first floor you will find three double bedrooms and the luxury family bathroom. The second floor houses the master bedroom that has ample built in wardrobe space along with an abundance of eave storage and there is beautifully designed en-suite shower room.

Lucien Road is a wonderful residential street ideally positioned for access in and out of Central London, as well as providing easy access to both Tooting underground (Northern Line) and Tooting overground stations. The shopping, dining and entertainment facilities of Tooting high street are within a short distance including the famous Tooting Markets. The properties location further benefits from being within a short walk of Tooting Bec Common. The house is future-proofed and would make a fantastic family home for decades to come.



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Approx. Gross Internal Floor Area
1566 Sq. ft/145.48 Sq. m
 (Including Eaves)

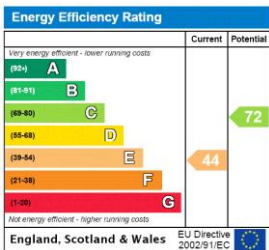


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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