



A charming and bright three bedroom terrace house with garden.

Kenlor Road, London, SW17

£700,000 Freehold

savills

Three bedrooms • Two bathrooms and WC • 24ft. garden • Immaculately presented • Further scope to extend (STPP) • Separate dining and reception rooms • Tooting Broadway station is close by • Tooting High Street boasts plenty of local amenities

Local Information

Kenlor Road is ideally located within close proximity of Tooting Broadway underground station (Northern line), and provides easy access into the City.

Tooting High Street boasts plenty of local restaurants, supermarkets, cafes and bars.

The area is home to a great selection of both state and private schools.

About this property

This lovely house in Tooting is perfect for first time buyers or couples upsizing for a family home.

The smart exterior reflects the quality you will find throughout the house. To the right hand side of the entrance hall is the sitting room with a pretty square bay window. Towards the rear is a good sized dining room which leads on to the kitchen breakfast room and with direct access to the 24ft. garden. There is also a downstairs WC on this floor and lots of storage both in the loft space above the kitchen and the cleverly accessed under stairs storage.

The primary bedroom is on the first floor at the front of the house and to the rear is a family bathroom and smaller bedroom. The loft conversion was

completed in 2020 and offers a good sized double bedroom with en suite shower room. There is a separate study space on this floor.

Tenure

Freehold

Local Authority

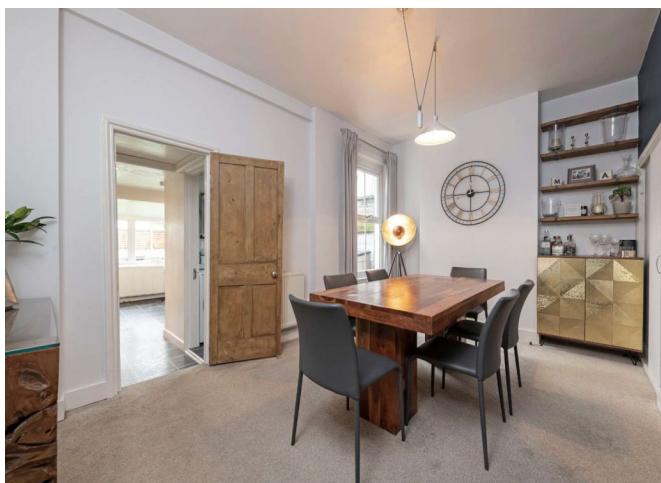
Wandsworth

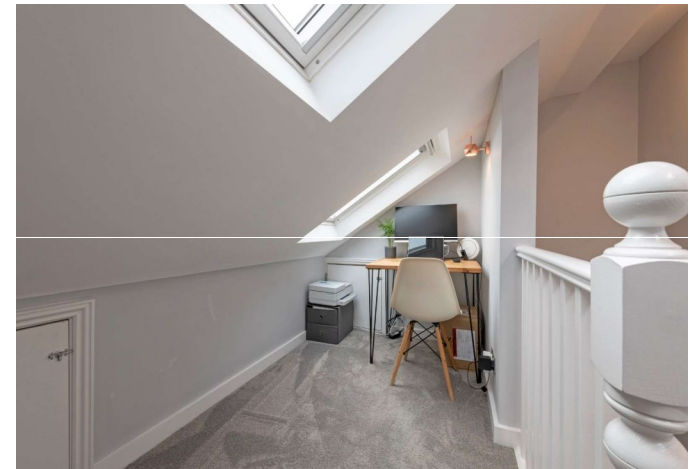
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





Kenlor Road, London, SW17
Gross Internal Area 1152 sq ft, 107 m²



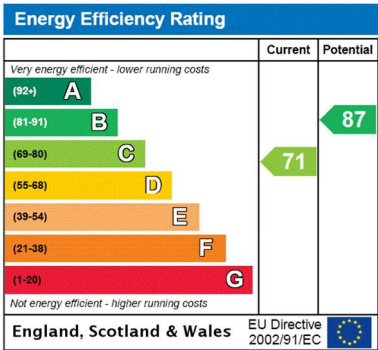
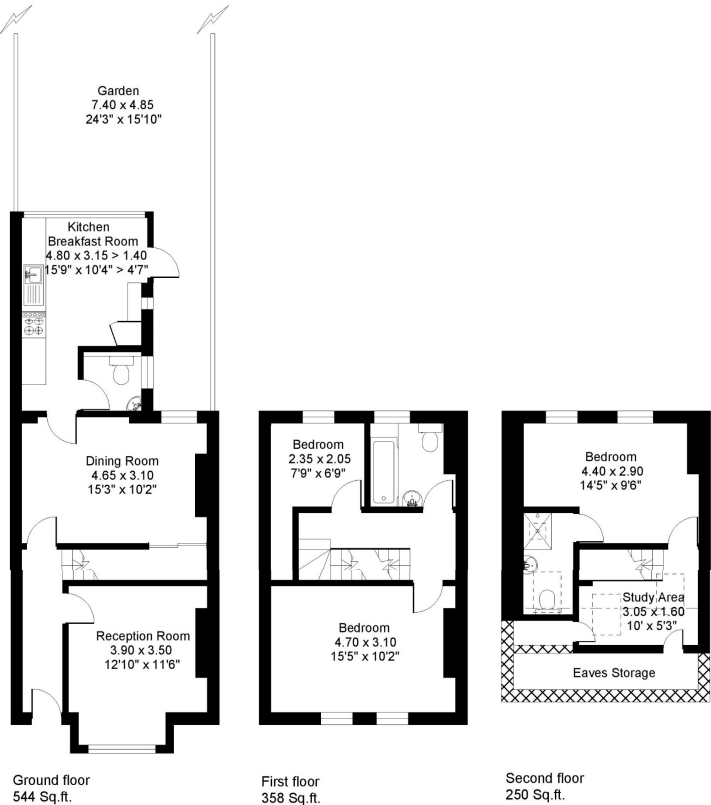
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savills.co.uk

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Kenlor Road, SW17

Gross internal area (approx.):
107.0 sq.m. (1152 sq.ft.)
Plus eaves storage 5.4 sq.m. (58 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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