

Well-proportioned three bedroom terraced house with a large south west facing garden, situated on a popular road in Tooting Bec.



Three well-proportioned bedrooms • Over 1.200 Sq.ft. of accommodation providing a wealth of living and entertaining space • Langroyd Road is close to all the local amenities of Wandsworth Common • A spacious south-west facing garden • Separate living areas, with a reception room, dining room and kitchen/breakfast room

## Local Information

Langrovd Road is a residential road close to both Wandsworth Common and the shops, wine bars and restaurants of Bellevue Road.

Transport is good with Wandsworth Common mainline station nearby and Tooting Bec station providing the nearest underground transport (Northern Line).

## About the property:

This three bedroom terraced house provides a perfect family home and with further scope to extend (STPP).

The ample living space benefits from a large 30" garden to the rear of the property. On the ground floor the house offers separate living spaces, with a reception room, dining room and a kitchen/breakfast room which looks out on to the south west facing garden. To the side of the kitchen is a downstairs utility room which leads on to the large garden, perfect for summer barbeques.

All three bedrooms are a good size with built in wardrobes and there is a wellappointed bathroom with a separate WC.

## Tenure

Freehold

**Local Authority** Wandsworth

**Energy Performance** EPC Rating = D

Langroyd Road, London, SW17 Gross Internal Area 1207 sq ft, 112.1 m<sup>2</sup>



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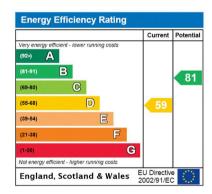
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## Langroyd Road, SW17

Gross internal area (approx.): 112.1 sq.m. (1207 sq.ft.) For identification purposes only. Not to scale. Floorplanners ©







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