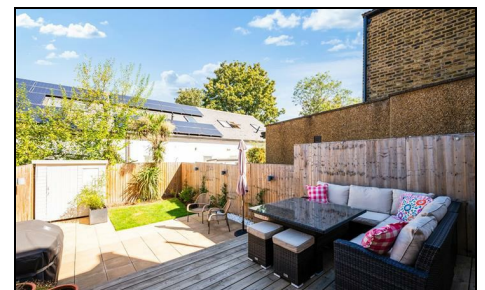
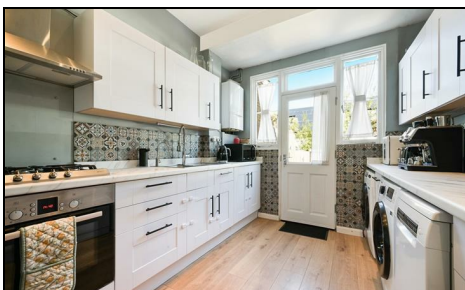


Seely Road Tooting, SW17 9QP

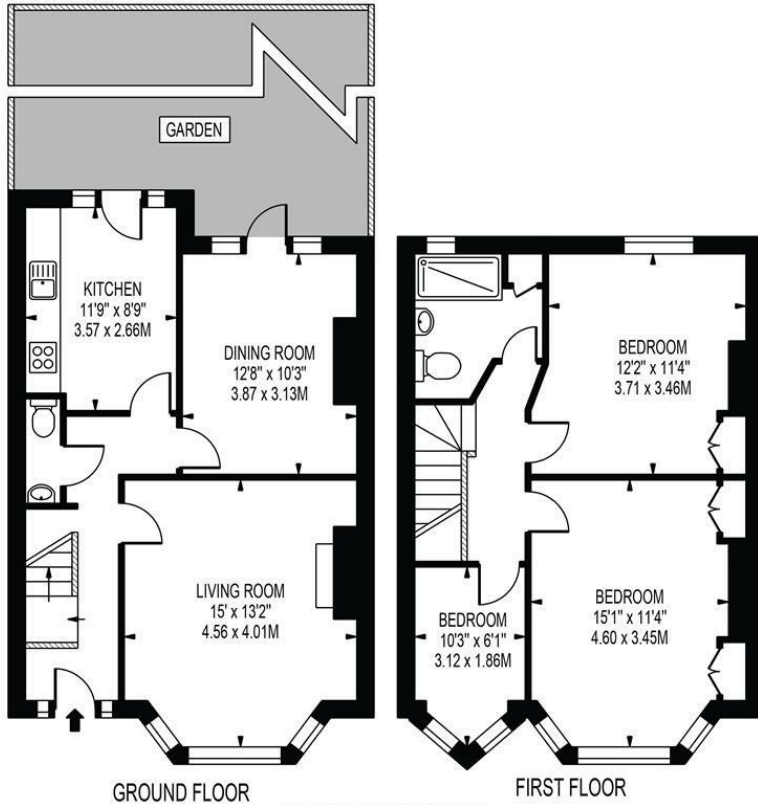
£850,000 Freehold



A gorgeous period three bedroom family home presented in fantastic condition throughout, located on this highly sought after residential road close to both Tooting Broadway Underground Station and Tooting Mainline Stations, as well as great schools, bars and restaurants Tooting has become well known for. Comprising of a separate lounge with original wood flooring and feature fireplace, dining room with access to the rear garden, downstairs cloakroom and the modern fitted kitchen that also provides access to the very private rear garden. To the upstairs, you have a master bedroom that will certainly impress with its clever bespoke fitted wardrobes, fantastic sized second bedroom, a third bedroom that would work well either as a nursery or home office and the newly fitted family bathroom suite. There is huge potential to extend to both the loft and rear to create more space should one need it, subject to the usual planning permissions. A must see, real turn key house.

SEELY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1016 SQ FT - 94.40 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Gorgeous Period Family Home
- Three Bedrooms
- Beautifully Presented
- Close To Tube Station
- Two Receptions
- Great Location
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

