



Noyana Road, SW17
£1,100,000

Dexters



Noyna Road, SW17

A lovingly maintained and beautifully presented five double bedroom freehold home on a prime road in Tooting Bec. With a footprint spanning three floors, the property retains original character and further potential to extend (STPP) via the garden and has been smart wired throughout.

With a handsome and inviting red-brick exterior, the property opens onto a superb through double reception room furnished with a comfortable seating area and solid wooden floors. At the rear, there is a charming yet spacious kitchen with wall and base units, integrated appliances and a large dining area with doors opening onto a private mature larger than average garden with scope for further extending (STPP). The ground floor is further balanced with a downstairs w/c and plenty of storage.

Over the first floor, there are three generous double bedrooms with the principal bedroom furnished with built-in storage and a three piece family bathroom. The second floor is finished with two further double bedrooms with ample storage and a further three piece bathroom.

Noyna Road is nestled between the green spaces of Tooting Bec and Wandsworth Common with an array of boutique cafés, bars & restaurants of Balham, Tooting and Northcote Road only a stones throw away.

Features

- Five Double Bedrooms
- Desirable Location
- Potential to Extend (STPP)
- Large Garden
- Two Bathrooms
- Smart Wired







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Total area (approx.): 136.2 sq. m (1,466.0 sq. ft)
(Excluding Eaves)

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Tooting
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London
SW17 0RG
Sales
020 8545 8582

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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