



## Glenburnie Road, SW17

£1,200,000

A rare opportunity to acquire a unique mock Tudor style home offering an elegant fusion of sophisticated design and practical living. Spanning an impressive 1,861 sqft this property is thoughtfully arranged with off-street parking, a large entrance way leading onto an substantial reception room, three bedrooms and a three piece family bathroom.

Glenburnie Road is a quiet tree lined residential street centrally located for the many desirable bars, restaurants and boutique cafes of Tooting Bec, Balham and Wandsworth town centre with the green space of Tooting Bec & Wandsworth Common within walking distance.

### Features

Three Double Bedrooms  
1,861 Sqft  
Off-Street Parking  
Desirable Location  
Large Reception Room  
Potential to Alter



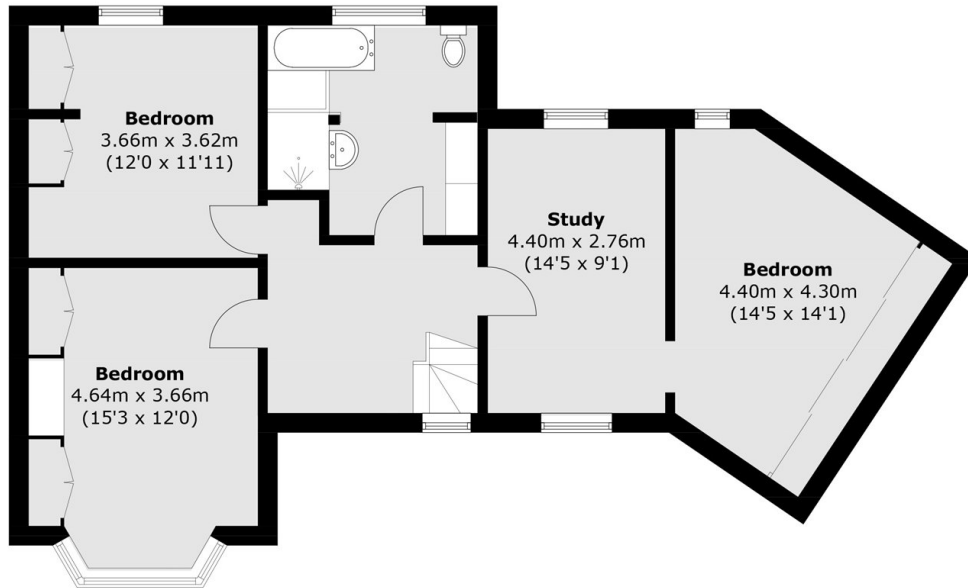
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With an imposing and handsome exterior, the property opens to a 25 ft reception room with exposed brickwork, a feature fireplace and ample space for seating with a large kitchen furnished with a pizza oven, utility/conservatory and integral dining room.

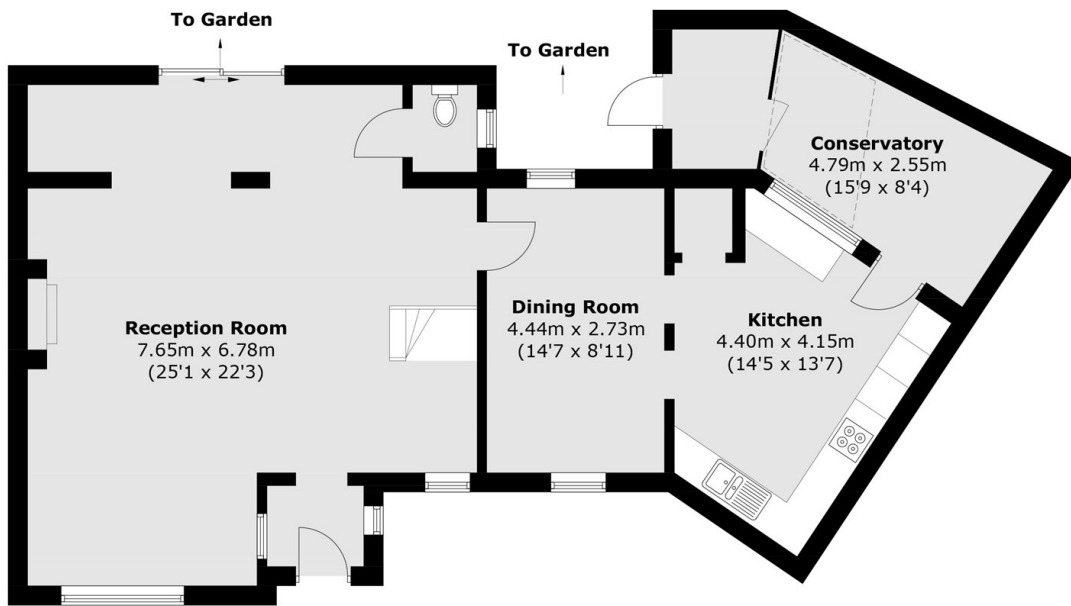
Over the first floor there are three generous double bedrooms and a three piece family bathroom. The property represents a superb opportunity for alterations and modernisation.



# Glenburnie Road, London, SW17



**First Floor**



**Ground Floor**

Total area (approx.): 172.9 sq. m (1,861.1 sq. ft)