



## Brudenell Road, SW17

**£1,075,000**

4 2 2 D

- Three Floors
- Four Bedrooms

- Private Garden
- Reception and Dining Room

- Freehold
- 1,468 Sq. Ft.

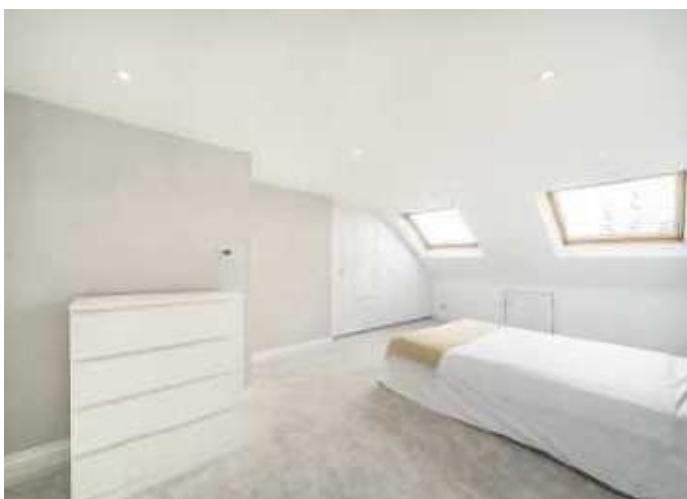


## ABOUT THE PROPERTY

A beautiful Edwardian, four bedroom property located on a quiet tree lined road in Tooting Bec.

Spanning three floors, this property comes to the market offering bright and spacious accommodation perfect for a family or those looking to upsize. The ground floor creates the perfect living space with a reception and dining room towards the front of the property, both of which benefit from a feature fireplace typical of this period, and casement windows that allow plenty of natural light. The dining room leads to the fully fitted kitchen through a cased opening, and from here you can gain direct access to the private, partially paved garden. Three bedrooms are located on the first floor, two of which are double, along with the contemporary family bathroom. Completing this property is the remaining bedroom which occupies the second floor with a further spacious family bathroom.

Brudenell Road is a sought-after road located moments from Upper Tooting road and all its local amenities, bars and restaurants. The wide open spaces of Tooting Bec Common is only a short walk away with local bus routes as well as Tooting Bec station. These both offer frequent access into and out of the City.





Total area (approx.): 136.4 sq. m (1,468.1 sq. ft)  
(Excluding Eaves)

**Marsh & Parsons Tooting**  
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