



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

SEELY ROAD TOOTING GRAVENEY



£675,000 FOR SALE

REF: 2841512

3 Bed, End of Terrace House, Private Garden

Short Walk From Tooting BR + Underground Stations - Three Bedroom - Large Private Garden - Lovely Tree Lined Residential Road - Ultra-Modern Kitchen + Bathroom - Spacious and Bright

BEAUTIFUL End Of Terrace Period House, with a Fantastic Modern Finish. Ideal for a family or investors! The ground floor consist of a spacious reception, including a chic fire surround, and a large modern fitted kitchen, leading out to the gorgeous back garden. On the top floor you find two double bedrooms, a single bedroom / study and a modern three piece bathroom. There is an abundance of in-built, bespoke storage options throughout the house. Additionally, the house has bags of extension p... [continued below](#)

Train/Tube - Tooting, Tooting Bec, Tooting Broadway, Mitcham Eastfields
Local Authority/Council Tax - Merton

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Kitchen



Garden



Reception



Kitchen



Bedroom 1



Bedroom 2



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Bedroom 3



Bathroom



Garden



Reception



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Seely Road
Approximate Gross Internal Area = 888 sq ft / 82.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Shed = 74 sq ft / 6.9 sq m
Total = 967 sq ft / 89.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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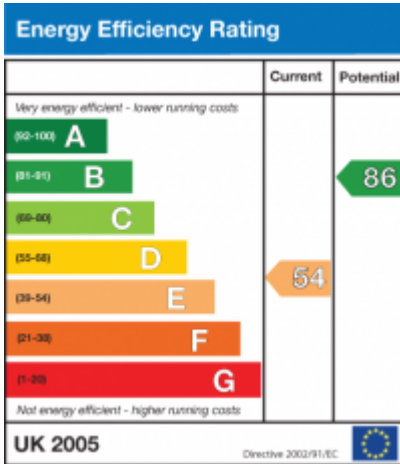
There is an abundance of in-built, bespoke storage options throughout the house. Additionally, the house has bags of extension potential with both a loft conversion and rear extension becoming commonplace on the street, transforming the house into a large 4/5 bed, 2 bath forever home.

The house lies in the catchment area of various well regarded schools. Tooting BR (Thameslink) and Tooting Broadway Underground (Northern Line) Stations are only a short walk away, providing excellent links to Central London. It is surrounded by various bus stops and local amenities, 0.9 mile from Tooting Market and a few minutes drive to Streatham High Road where you can find plenty of cafes, pubs, shops and more.

Offered to the market chain free.

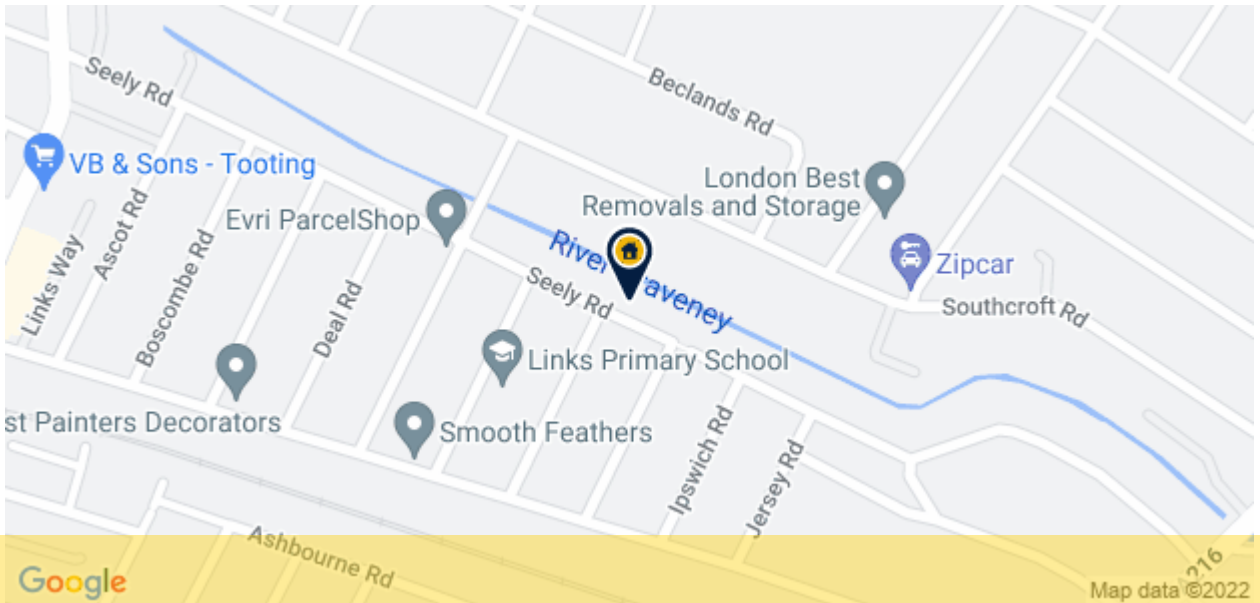


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CALL 020 8772 7200

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 2841512

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.