Truuli

Spalding Road, London, SW17

£865,000 Freehold

- Six bedrooms
- Unique Semi-Detached Family Home
- Almost 1600 Square Feet Accommodation
- Sought After Residential Location
- Moments from Tooting Common
- Within the Catchment of Excellent Schools

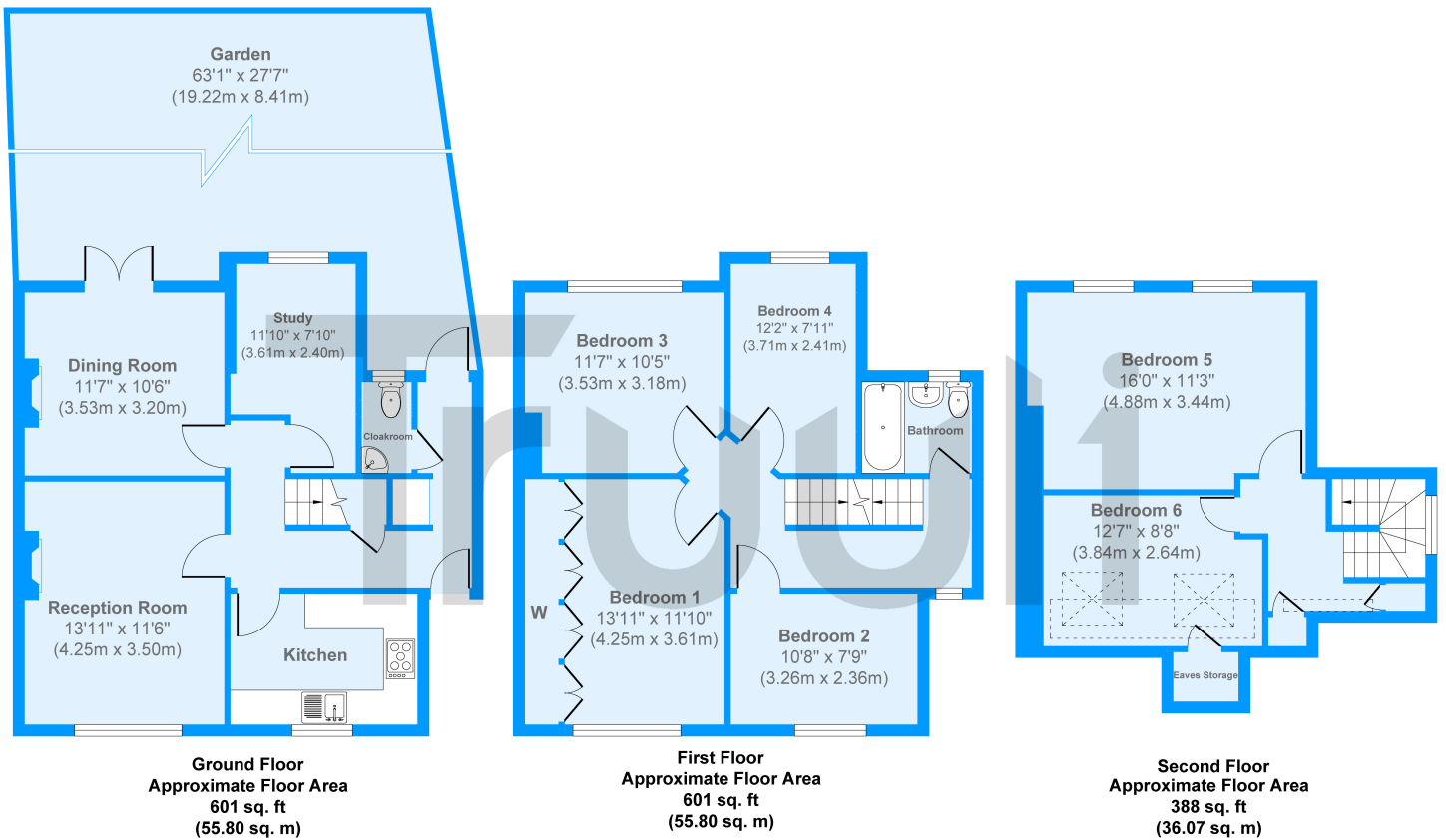# Spalding Road, London, SW17

£865,000 Freehold

An opportunity to purchase this superb semi-detached family home located in the much sought after Furzedown area. The spacious and well proportioned accommodation is arranged over 3 floors and includes; two reception rooms, kitchen, office and cloakroom to the ground floor. On the first floor you will find four bedrooms and the family bathroom whilst an additional 2 bedrooms are set across the top floor. The delightful (and rather wide) rear garden can be accessed from both the dining room as well as the hallway.

With almost 1600 sqft of living space this unique home offers scope for a family seeking to establish roots in an area highly regarded for its community.

Spalding Road is a popular and sought after residential location within the Furzedown area. Schools will of course be an important consideration and some of the borough's most in demand schools can be found in the immediate vicinity including the Ofsted rated 'Outstanding' Graveney secondary school. An array of independent shops serve the community on nearby Moyser Road, whilst more comprehensive amenities are available in both Tooting and Streatham.

Transport links include Tooting Railway Station (Thameslink) and Streatham Common with both Tooting Bec and Tooting Broadway (underground) providing access to the Northern line. There is no shortage of outside spaces to enjoy with Furzedown recreation centre, Tooting Bec Lido and the delightful Tooting Common a short walk from your doorstep.

Spalding Road, Tooting SW17

Garden
63'1" x 27'7"
(19.22m x 8.41m)

Study
11'10" x 7'10"
(3.61m x 2.40m)

Dining Room
11'7" x 10'6"
(3.53m x 3.20m)

Cloakroom

Reception Room
13'11" x 11'6"
(4.25m x 3.50m)

Kitchen

Ground Floor
Approximate Floor Area
601 sq. ft
(55.80 sq. m)

Bedroom 3
11'7" x 10'5"
(3.53m x 3.18m)

Bedroom 4
12'2" x 7'11"
(3.71m x 2.41m)

Bathroom

W

Bedroom 1
13'11" x 11'10"
(4.25m x 3.61m)

Bedroom 2
10'8" x 7'9"
(3.26m x 2.36m)

First Floor
Approximate Floor Area
601 sq. ft
(55.80 sq. m)

Bedroom 5
16'0" x 11'3"
(4.88m x 3.44m)

Bedroom 6
12'7" x 8'8"
(3.84m x 2.64m)

Eaves Storage

Second Floor
Approximate Floor Area
388 sq. ft
(36.07 sq. m)

Approx. Gross Internal Floor Area 1590 sq. ft / 147.67 sq. m
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	72	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland   EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO$_2$ emissions		

Current: 67

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