







99 Beechcroft Road, London, SW17 7BP £1,150,000

A well thought out and beautifully finished house on Beechcroft Road ideally situated between Wandsworth Common and Tooting Bec.

The house has been full extended and offers substantial and well proportioned space. Downstairs, there is a fantastic light kitchen/dining space leading on to the sunny south west facing garden. There is also a W.C and bedroom five/office. On the first floor, there is a reception room, bedroom and bathroom with a further two bedrooms and bathroom on the second floor. On the top floor, there is lovely master suite with fabulous views over London. The house has been fitted with excellent storage throughout.

The property is set back from the road and benefits from off street parking.

Beechcroft Road is ideally located close to both Tooting Bec Common, Wandsworth Common and the shops, wine bars and restaurants of Bellevue Road and Balham High Road. Transport is good with Tooting Bec Station close by providing Northern line underground services, along with numerous bus routes.

The house is freehold with no onward chain.

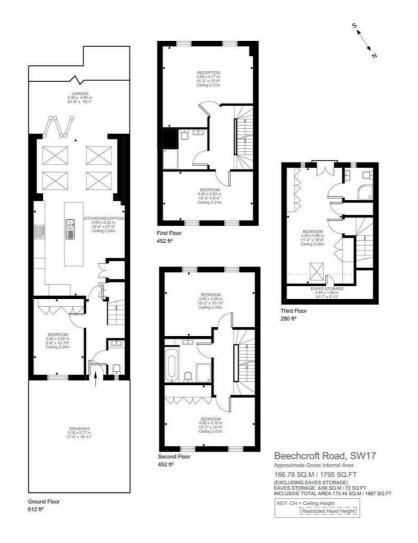
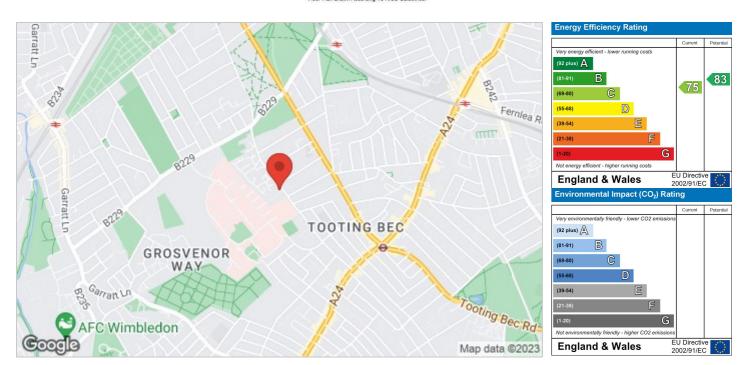


Illustration for identification purposes only. Not to scale



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.