



Hillbrook Road, SW17

£950,000 *Freehold*

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A beautifully presented end-of-terrace four-bedroom family home nestled on the quiet, residential Hillbrook Road in Tooting Bec.

KEY FEATURES

- Four Bedroom Family Home
- Chain Free
- Two Bathrooms
- Spacious Reception Room
- Separate Kitchen
- 1,192 sqft.
- Private Garden



Tooting

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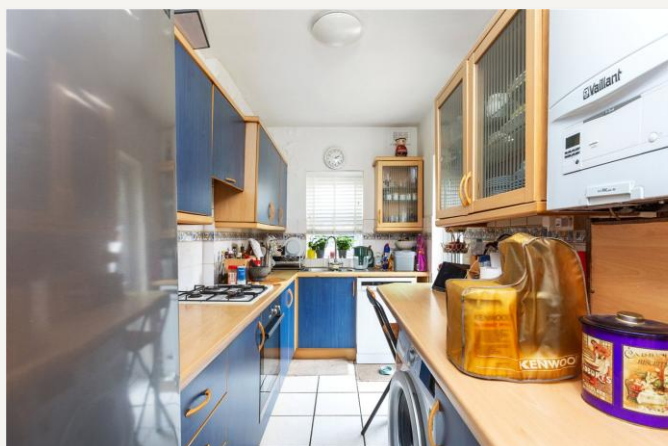
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The ground floor offers a bright and spacious living room, a separate dining room, and a galley kitchen that opens onto a charming northeast-facing garden. On the first floor, you'll find two generously sized double bedrooms, a single bedroom or study, and a family bathroom. The second floor features a large double bedroom along with an additional bathroom for added convenience.

Located on the sought-after Hillbrook Road, this home is part of a welcoming, close-knit community. It's just a short stroll from central Tooting, with Tooting High Street's shops, restaurants, and amenities all within easy reach. Tooting Bec Common and Tooting Bec Underground station are also conveniently close by. The property further benefits from its great catchment area, with Hillbrook Primary School only moments away.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

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Approx. Gross Internal Floor Area 1194 sq. ft / 110.94 sq. m (Including Restricted Height and Eaves)

Approx. Gross Internal Floor Area 1125 sq. ft / 104.51 sq. m (Including Restricted Height and Excluding Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE: Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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