



Noyna Road, SW17

£900,000 *Freehold*



A beautifully presented four-bedroom family home situated on the highly sought-after Noyna Road, moments from Tooting Bec Underground Station and Tooting Bec Common.

KEY FEATURES

- Four Bedroom Family Home
- 1,071 Sq. Ft.
- Beautifully Presented Throughout
- Bright Front Reception Room
- Well-Appointed Kitchen
- Private Rear Garden
- Separate Ground Floor WC



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020 8767 5221 | tooting@winkworth.co.uk

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The property offers approximately 1,071 sq. ft. of well-arranged accommodation over two floors and is presented in excellent condition throughout. The ground floor comprises a bright front reception room with bay window, a further bedroom or versatile second reception room, a well-appointed kitchen to the rear, a separate WC and direct access onto a private rear garden. Upstairs are three further well-proportioned bedrooms, including an impressive principal bedroom with built-in storage, along with a modern shower room.

Noyna Road is particularly well positioned for access to Tooting Bec Underground Station, providing excellent Northern Line connections into central London, while the green open spaces of Tooting Bec Common are just moments away. The area is also popular with families thanks to its excellent selection of nearby schools and strong local catchment areas, as well as the wide range of shops, cafés and restaurants found across Tooting Bec and Balham.



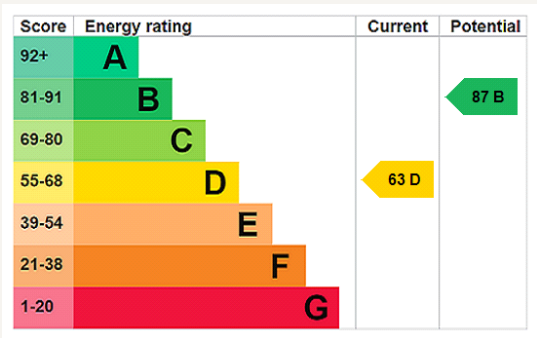


MATERIAL INFO

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



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.



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.