



**Beclands Road, London SW17 9TJ**

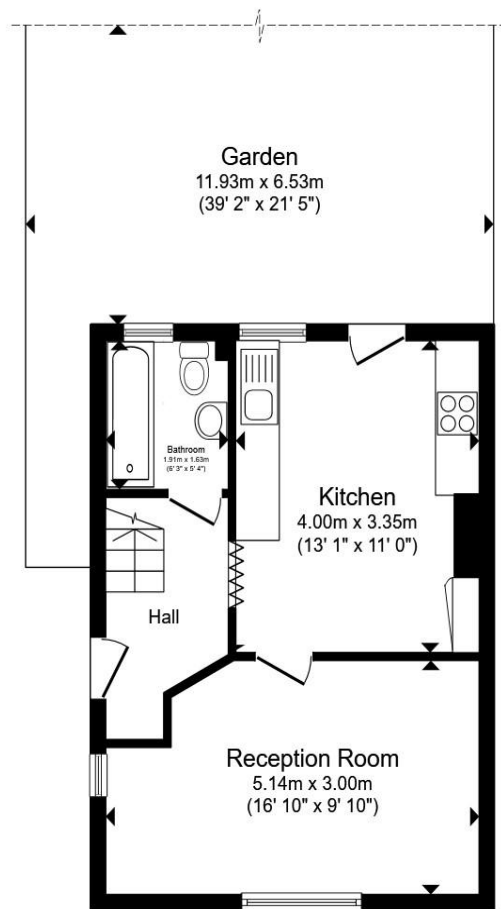
## ***Welcome to*** **Beclands Road, London**

A spacious three-bedroom end-of-terrace ex-local authority house situated on the ever-popular Beclands Road, SW17. Having been previously rented for several years, the property is now offered for sale and presents an excellent opportunity for buyers seeking a family home with scope to modernise and add value.

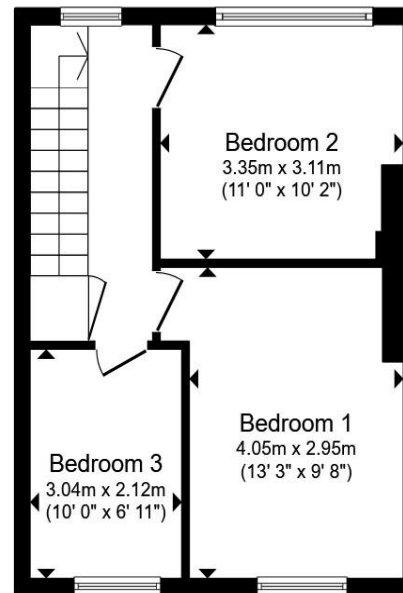
The accommodation comprises a generous reception room, a separate kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden and the added advantage of an end-of-terrace position, providing increased privacy and potential for further enhancement, subject to the necessary consents. While some updating may be desired, the property offers fantastic potential for owner-occupiers and investors alike. Its practical layout, generous room sizes, and excellent location make it a highly appealing prospect in today's market. Perfectly positioned within the highly sought-after Graveney School catchment area, the property is likely to be particularly attractive to families looking to benefit from one of the area's most popular secondary schools. Residents also enjoy easy access to the wide range of amenities found in Tooting and Furzedown, including independent cafés, restaurants, shops, and green open spaces.

Excellent transport links are available via Tooting Broadway Underground Station (Northern Line) and Tooting Railway Station, providing convenient access into Central London and beyond.





**Ground Floor**



**First Floor**



Total floor area 73.0 m<sup>2</sup> (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Welcome to**

## **Beclands Road, London**

- CHAIN FREE!
- Private south facing garden
- Within the sought-after Graveney School catchment area
- Excellent transport links
- Freehold

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG109262](https://barnardmarcus.co.uk/Property/TTG109262)



Property Ref:  
TTG109262 - 0003

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