



HERLWYN GARDENS, SW17

£725,000

Three bedrooms
Large private garden
Freehold house
889 sq ft
Quiet residential close
EPC: D

@marshandparsons
marshandparsons.co.uk

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ABOUT THE PROPERTY

A very well presented three bedroom house situated in Tooting Bec.

The ground floor offers a bright reception room with a feature fireplace, a spacious dining room, and a well-appointed kitchen. Bi-fold doors lead onto a large private garden with an outhouse, providing excellent outdoor space and storage. Upstairs comprises two double bedrooms, a family bathroom, and a study room, ideal for home working or a nursery. Conveniently located close to local amenities and transport links, this charming home is perfect for families and professionals alike.



STEP INSIDE HERLWYN GARDENS



Ground Floor

First Floor

Total area (approx.): 82.6 sq. m (889.1 sq. ft)
(Excluding Outbuilding)
Outbuilding area (approx.): 7.7 sq. m (82.9 sq. ft)

Tooting
020 8767 3655

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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