



BRUCE ROAD, CR4

£475,000

Three bedroom
Split level
High finish
Close to transport links



ABOUT THE PROPERTY

This spacious and contemporary three-bedroom property is split over two floors and has been finished to a good standard. On the top level the property comprises a large and spacious open-plan reception room/dining area that is flooded with natural light, a modern kitchen with integrated appliances and a modern family bathroom. On the bottom level the flat is comprised of three double bedrooms all with ample built-in storage and a further modern family bathroom.

Bruce Road is ideally located within walking distance from all local amenities of London Road, as well as being within easy reach of Tooting Overground station and all local bus routes which both allow easy access into and



STEP INSIDE BRUCE ROAD

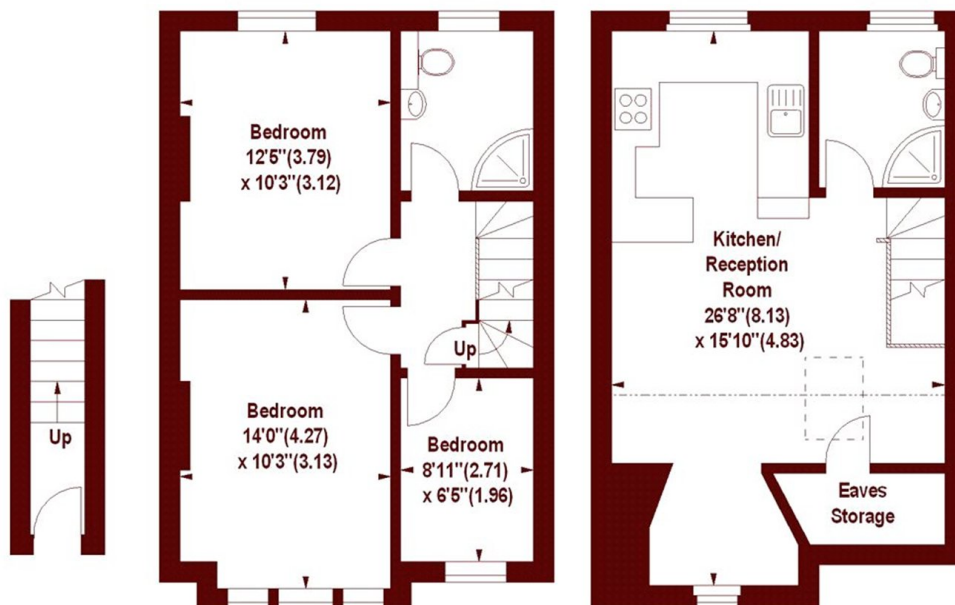
Bruce Road, CR4

APPROX. GROSS INTERNAL FLOOR AREA 882 SQFT / 81.94 SQM

(Including Eaves Storage)

Eaves Storage

32 SQFT / 2.97 SQM



GROUND FLOOR
ENTRANCE

FIRST FLOOR

SECOND FLOOR

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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Tooting
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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

MARSH &
PARSONS