

2 Bed Detached Bungalow In Longley Road , London, SW17 9LL £850,000





# SHORT DESCRIPTION

Property Ref: 15042 Upmarket is delighted to present this exceptional opportunity to acquire a chain-free, two-bedroom detached freehold home situated on a generous plot along a sought-after residential road in Tooting. Offering immense potential to extend and develop (subject to planning permission), this property is ideal for buyers looking to create a bespoke residence or unlock investment value. Key Features: • Detached Freehold Property • Chain-Free Sale • Two Generously Sized Bedrooms with built-in wardrobes • Spacious Reception Room • Kitchen or Breakfast Room • Family Shower Room with built-in storage • Separate WC • Extensive 124-Foot Rear Garden • Three Gated Private Parking Spaces • Garage + Additional Storage & Sheds • Front Garden • Prime Development Potential (STPP) Location: Located on quiet and desirable Longley Road, the home is ideally positioned just moments from the vibrant array of shops, restaurants, bars, and independent boutiques that Tooting is known for. Excellent transport links include Tooting Broadway Underground and Tooting Railway Station, both within easy walking distance, providing swift access to central London and surrounding areas. The property also offers convenient access to Wandsworth, Tooting Common, and major transport routes. Important Notes: The property is in need of complete modernisation and renovation. This is a rare chance to acquire a sizeable plot with remarkable potential for capital growth, redevelopment, or personalisation. Early viewings are highly recommended to appreciate the scale and opportunity of this property. Council Tax Band: D All information provided in ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information. 1. Money Laundering Regulations: Intending purchasers or tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale or Let. 2. General: While we endeavour to make our sales or Let particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. 3. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing the sale or Let or any item. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers or tenants to commission their own survey or service reports before finalising their offer to purchase or Let. 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. We have no any authority to make or give any representation or warranty whatever in relation to this property. 6: We as an agent has not sought to verify the legal title of the property and the buyers or Tenant must obtain verification from their solicitor. GDPR Applying for the above property means you are giving us permission to pass your details to the vendor or landlord for further communication related to viewing arrangement or more property-related information. \*Virtual viewings: Some or all information pertaining to this property may have been provided solely by the vendor or landlord, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing. If you choose to make an offer based solely on a virtual viewing, then Upmarket Ltd does not accept any liability for errors in the information provided, including but not limited to, measurements, photography and video content. AML: To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £20 per buyer. Please note, we are unable to issue a memorandum of sale until the checks are complete. Referral fees We may suggest reputable providers of supplementary services, such as Conveyancing, Financial Services, Insurance, and Surveying. If you choose to utilize their services based on our recommendation, we may receive a commission payment or another form of benefit, referred to as a referral fee. It's important to note that you are not obligated to engage with the services of the recommended provider. \*Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering any household goods, carpets or any built-in furniture. \*General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Upmarket and we will be pleased to check the detailing for you, especially if you are contemplating traveling some distance to view the property. \*Upmarket is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate. Information contained within this listing is for guidance only and should be checked and confirmed (prior to proceeding)... Property Type: Detached Bungalow Full selling price: £850000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: E Measurement: 710.418 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



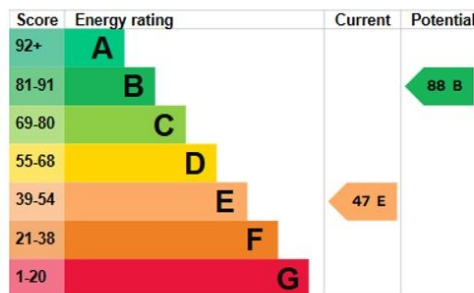
Approximate Built up Area: 62.76 SQM / 675.54 SQF  
 Garage: 21.77 SQM / 234.33 SQF  
 Total Built up Area: 84.53 SQM / 909.87 SQF  
 Plot Area: 521 SQM / 5611 SQF  
 Garden: 124 Feet Long

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

### Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	4.6 tonnes of CO <sub>2</sub>
This property's potential production	0.7 tonnes of CO <sub>2</sub>

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