



RECTORY LANE, SW17
£625,000 FREEHOLD

A WELL PRESENTED THREE BEDROOM HOUSE WITH A GARDEN.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This recently redecorated three-bedroom house offers a modern and spacious living environment. Upon entry, you are welcomed into a bright and contemporary kitchen with ample storage. The kitchen leads into the reception room, which features wood laminate flooring and sliding door access to the rear paved garden.

Upstairs, the property comprises three bedrooms and a family bathroom. All bedrooms are carpeted, with the master bedroom benefiting from a built-in wardrobe. Additionally, the property includes off-street parking at the rear.

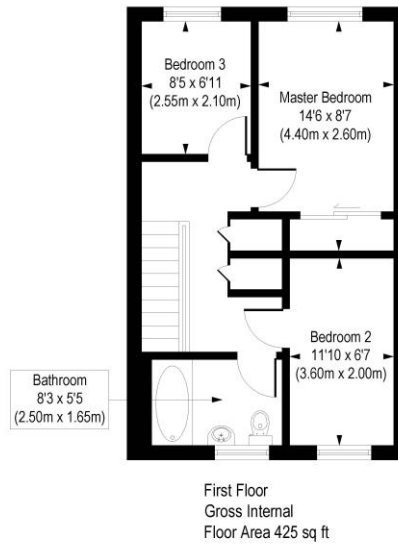
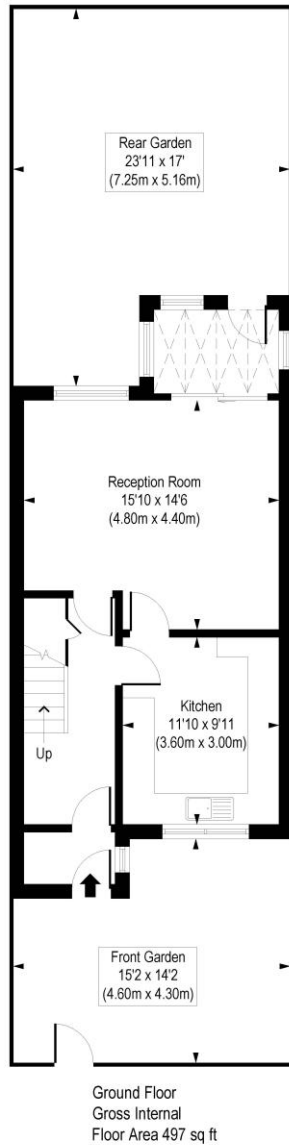
Rectory Lane is one of Tooting's most sought-after locations, positioned on the edge of Furzedown, close to highly regarded primary and secondary schools. Excellent transport links are available, with Tooting Bec Tube Station just 0.9 miles away and Tooting National Rail Station 0.6 miles away. The bustling Tooting High Street, filled with shops, restaurants, and cafés, is only a short walk away, and the green spaces of Tooting Common are easily accessible.

Wandsworth Council Tax Band: D



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Approx. Gross Internal Floor Area 922 sq. ft / 85.65 sq. m



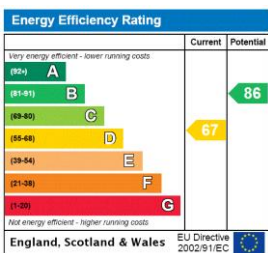
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: D

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.



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