



COTEFORD STREET, SW17  
OIEO £500,000 FREEHOLD

## A TWO DOUBLE BEDROOM TERRACED COTTAGE

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

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### **DESCRIPTION:**

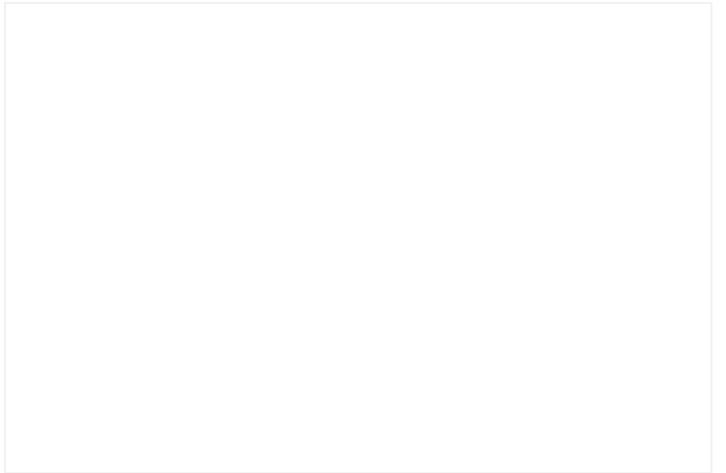
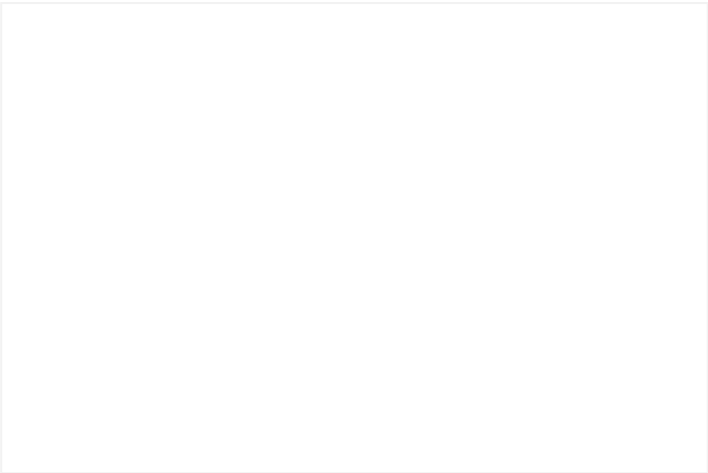
This charming two-bedroom terraced house is located in the sought-after Totterdown Conservation Area and offers an excellent opportunity for modernisation.

The ground floor comprises a front reception room leading to the kitchen, which opens onto a Southeast-facing rear garden, perfect for outdoor enjoyment.

Upstairs, the property features a spacious master bedroom, a smaller double bedroom, and a family bathroom. It is being offered for sale chain-free.

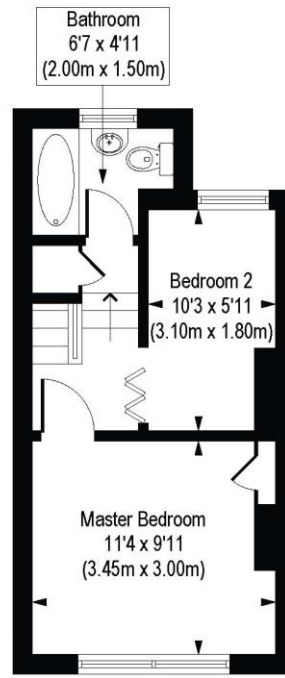
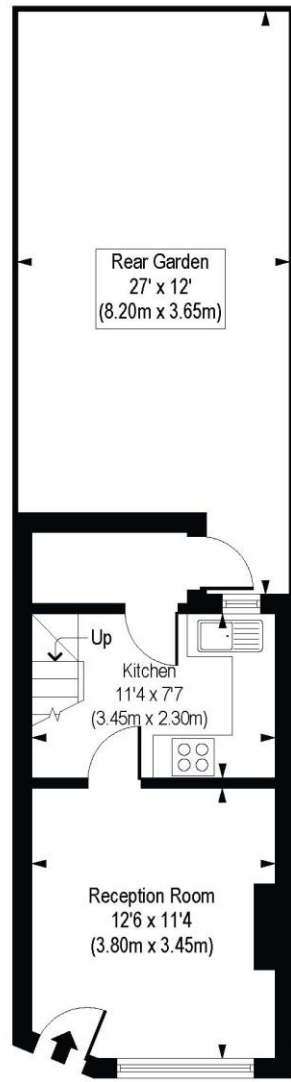
Situated on Coteford Street, this home benefits from a prime location within walking distance of Tooting Bec and Tooting Broadway tube stations, as well as the scenic Tooting Bec Common. The vibrant amenities of Tooting Broadway and convenient local bus routes provide excellent connectivity to the city and surrounding areas.

Council Tax: Wandsworth Council, Band C.



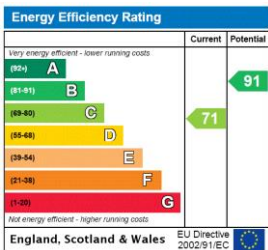
# Coteford Street, SW17

Approx. Gross Internal Floor Area 514 sq. ft / 47.77 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.



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