



DERINTON ROAD, SW17
£565,000 FREEHOLD

A CHARMING TWO DOUBLE BEDROOM HOUSE.

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

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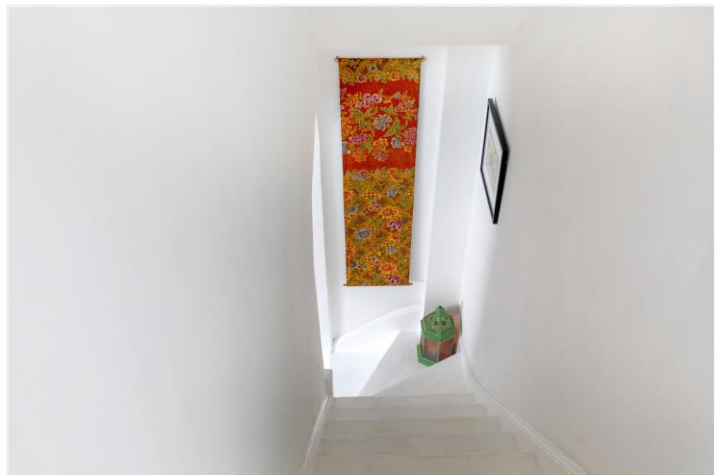
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DESCRIPTION:

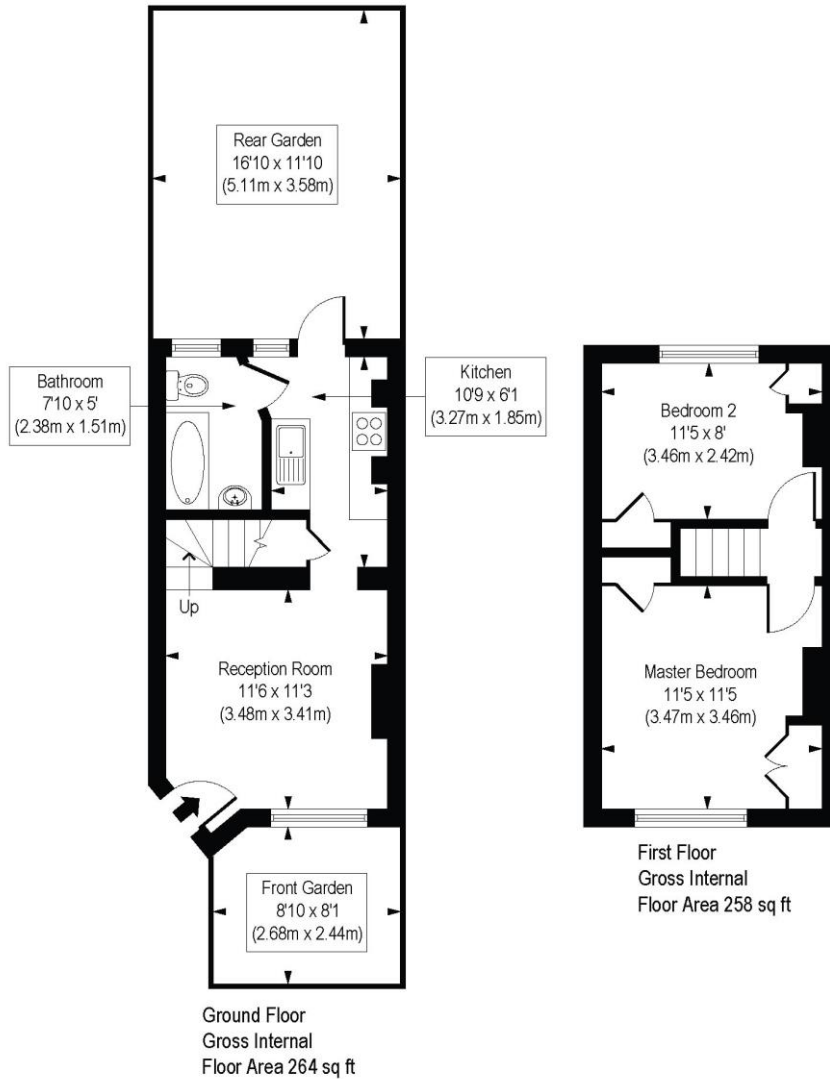
This fantastic two-bedroom house is situated in the sought-after Totterdown conservation area. The property is in excellent decorative order throughout and offers ample natural light. On the ground floor, you will find a reception room, a modern kitchen with access to the rear garden, and a bathroom. The first floor features two double bedrooms, both with built-in wardrobes. Externally, the rear garden is well-maintained and includes a patio terrace, providing a wonderful space for entertaining and relaxation.

Derinton Road is a quiet, tree-lined street in Upper Tooting, conveniently positioned for access to Tooting Bec Tube (Northern Line) and Tooting Bec Common. Tooting Broadway, Tooting Broadway Market, and Tooting High Street offer a variety of independent and national shops and restaurants.



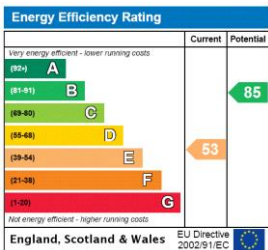
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Approx. Gross Internal Floor Area 522 sq. ft / 48.50 sq. m



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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