



CHURCH LANE, SW17
£1,000,000 FREEHOLD

AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME.

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

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DESCRIPTION:

A charming four-bedroom family home which has been beautifully refurbished, extended and maintained by the current owner whilst retaining many original period features throughout. The elegant double reception room is beautifully presented with two stunning feature fireplaces and a large bay window allowing plenty of natural light to flow through. To the back of the property is the amazing extended kitchen. The current owners have installed a stunning bespoke kitchen with integral appliances and separate island. Slimline doors lead you on to the wonderful garden which is partly decking and partly artificial grass. The ground floor also boasts a separate WC.

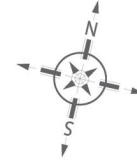
On the first floor, there are three double bedrooms and a contemporary family bathroom with the master bedroom boasting an en-suite bathroom. The loft comprises a large double bedroom with an off-suite bathroom.

Church Lane is perfectly located to benefit from the many local shops and restaurants and the wide-open spaces of Tooting Common. Access into the City and north of the river can be achieved from either Tooting Bec or Tooting Broadway underground stations (Northern Line).



Church Lane, SW17

Approx. Gross Internal Area 1647 sq. ft / 152.97 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Area 1429 sq. ft / 132.78 sq. m (Excluding Restricted Height Area & Eaves)



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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