



RECTORY LANE, SW17

**OFFER IN EXCESS OF £675,000 FREEHOLD**

**FANTASTIC OPPORTUNITY TO PURCHASE A TWO  
DOUBLE BEDROOM HOUSE WITH ENORMOUS  
SCOPE TO EXTEND**

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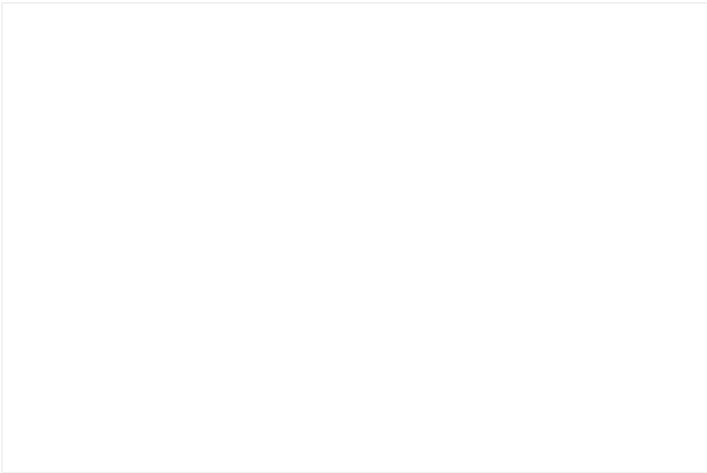
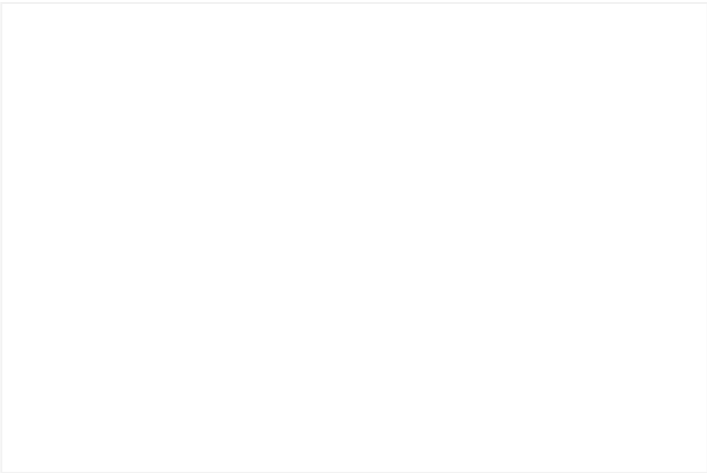


#### **DESCRIPTION:**

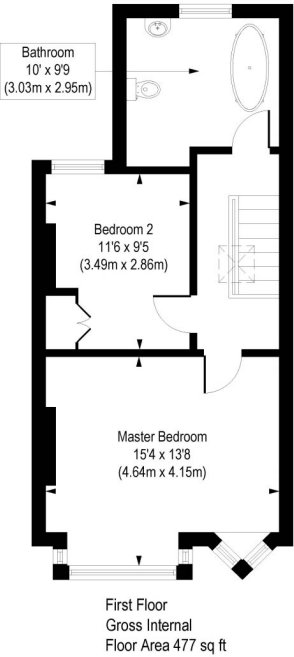
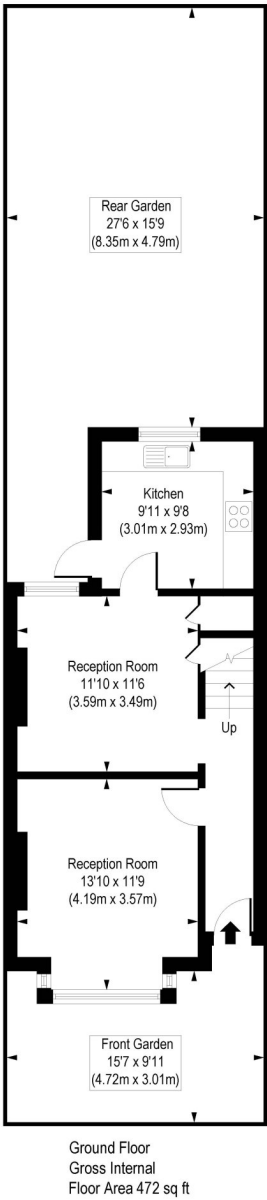
**A fantastic opportunity to purchase a two double bedroom house with enormous scope to extend subject to the necessary planning consent. Conveniently located close to transport and Tooting Bec Common, the house retains many original features and offers two generous reception rooms on the ground floor and spacious kitchen that opens onto the wonderful garden. On the first floor there are two fantastic double bedrooms and a large family bathroom.**

**Rectory Lane is one of Tooting's finest locations, on the boundary of Furzedown and its desired schools at primary and secondary level. Transport links are in every direction, most notably Tooting Bec Tube (0.9 miles) and Tooting National Rail Station (0.5 miles). A vast selection of shops, restaurants and coffee shops are all within a short stroll on Tooting High Street and the lush open expanses of the common are easily accessed from Rectory Lane.**





Rectory Lane, SW17  
Approx. Gross Internal Floor Area 949 sq. ft / 88.15 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.

