



RECTORY LANE, SW17
£850,000 FREEHOLD

**AN IMMACULATE FOUR DOUBLE BEDROOM
HOUSE CONVENIENTLY LOCATED CLOSE TO
TOOTING BEC COMMON**

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DESCRIPTION

An immaculate four double bedroom house conveniently located close to transport and Tooting Bec Common. The house has been modernised to an exceptionally high standard with a large reception room, separate dining room and fully integrated kitchen on the ground floor. On the first floor there are two fantastic double bedrooms and a large family bathroom with separate shower. The second floor has a further two double bedroom along with an additional family bathroom. To the rear, the garden has been well maintained to offer all weather use and ample space to entertain and enjoy.

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.



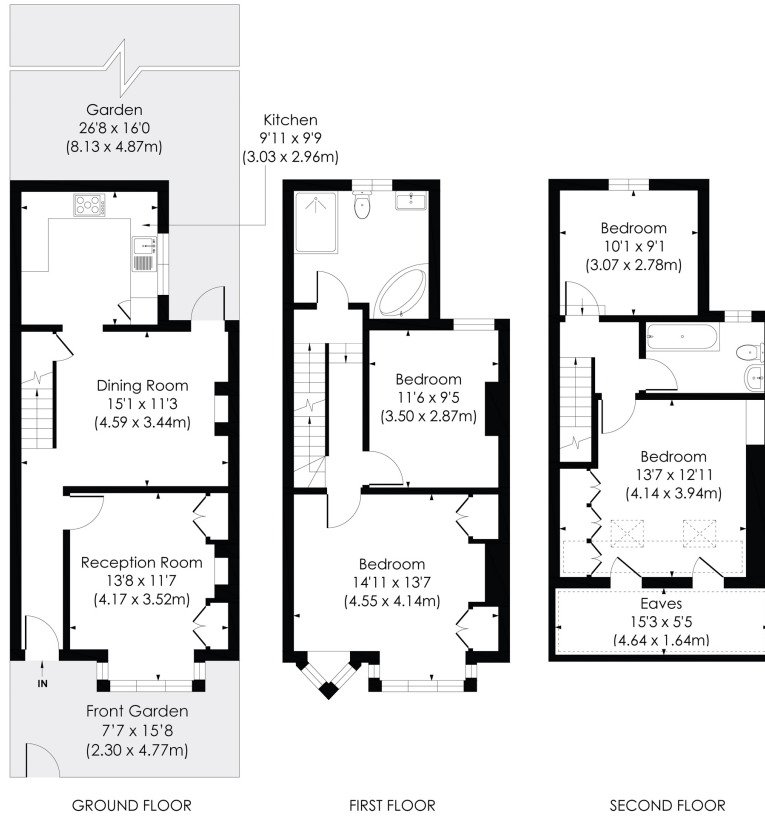


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Approx. Gross Internal Floor Area

1398 Sq. ft/129.85 Sq. m

(Including Eaves)

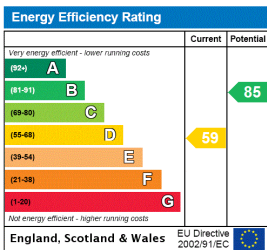


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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