



DERINTON ROAD, SW17  
£600,000 FREEHOLD

**SUPERB, THREE BEDROOM COTTAGE WITHIN THE SOUGHT  
AFTER TOTTERDOWN CONSERVATION AREA**

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## DESCRIPTION

This immaculately presented larger than average three bedroom cottage has been beautifully maintained by the current owner. Situated on the sought after Tootingdown conservation area the cottage comprises of a gorgeous front reception with large bay window and onto a wonderful full width kitchen to the rear boasting ample storage as well as bi-folding doors leading into the landscaped garden. On the first floor there are two double bedrooms to the front and a family bathroom. A further double bedroom can be found in the loft. The rear garden has been superbly landscaped with a large decked entertaining terrace and a variety of mature shrubs.

Derinton Road is extremely well located, within walking distance of both Tooting Bec and Tooting Broadway Tube (Northern Line) and Tooting High Road, providing an array of local amenities. including the hugely popular Tooting Market. St George's Hospital is close by, as is Tooting station that offers trains direct to City Thameslink and London St Pancras.





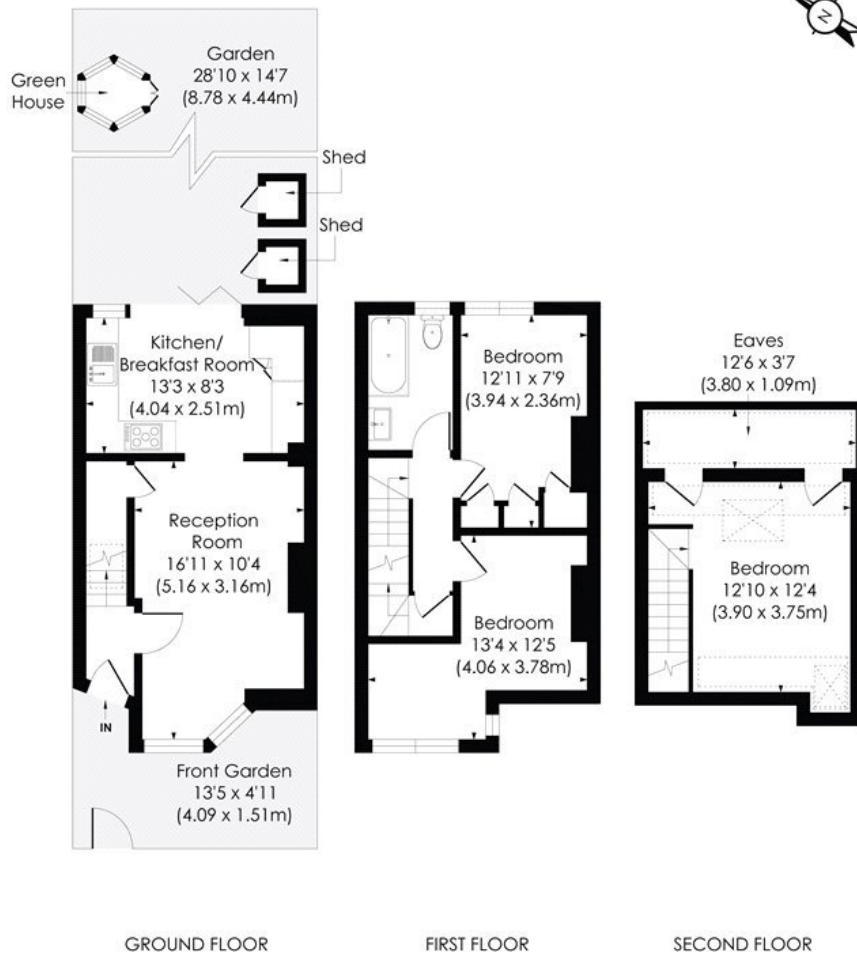




## DERINTON ROAD, SW17

Approx. Gross Internal Floor Area

846 Sq. ft/78.58 Sq. m  
Including eaves



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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