



DERINTON ROAD, SW17  
**£550,000 FREEHOLD**

## SUPERB, TWO BEDROOM COTTAGE WITHIN THE SOUGHT AFTER TOTTERDOWN CONSERVATION AREA

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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### DESCRIPTION:

This immaculately presented two double bedroom cottage has been beautifully maintained by the current owner. Situated on the sought after Totterdown conservation area the cottage comprises of a gorgeous front reception and onto a wonderful full width kitchen to the rear boasting ample storage as well as bifold doors leading into the landscaped south west facing garden. On the first floor there is a double bedroom to the front and a study area to the rear with the family bathroom being off this room. 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.



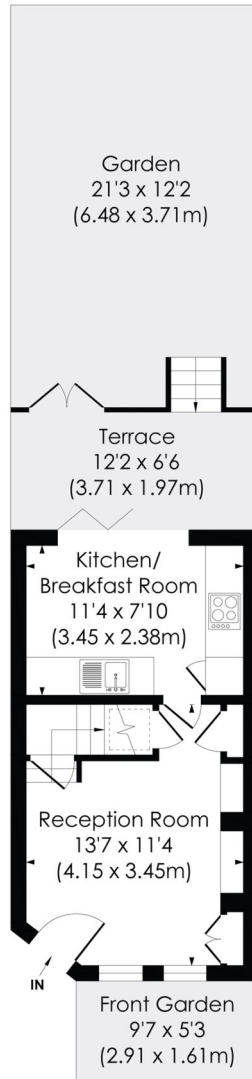


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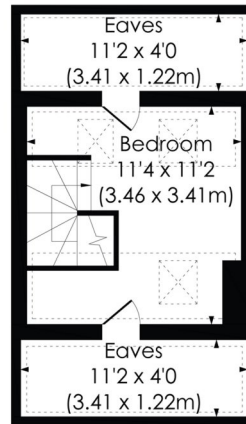
Approx. Gross Internal Floor Area

**729 Sq. ft/67.8 Sq. m**

**Incl. Eaves**



GROUND FLOOR



SECOND FLOOR



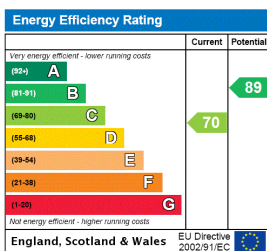
FIRST FLOOR

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PROPERTY MARKETING

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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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