



RECTORY LANE, SW17  
**£575,000 FREEHOLD**

## A WELL PRESENTED TWO DOUBLE BEDROOM HOUSE.

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### **DESCRIPTION:**

A well-presented two-bedroom home offering comfortable and stylish living. Upon entering the ground floor, you are welcomed by a bright, well-appointed kitchen featuring a range of wooden wall and base units that provide generous storage. The kitchen is equipped with integrated appliances, a tiled splashback, and modern fixtures and fittings throughout.

To the rear of the property is the spacious reception room, boasting engineered wood flooring and double - double glazed doors that open out to the garden—an ideal space for relaxing or entertaining guests.

Upstairs, the first floor comprises two generously sized double bedrooms, both with carpets and double-glazed windows. The principal bedroom benefits from built-in wardrobes for added convenience. The modern bathroom is fully tiled and equipped with a three-piece suite, an electric shower, and stylish fixtures and fittings, completing this attractive home.

Rectory Lane is one of Tooting's most sought-after locations, positioned on the edge of Furzedown, close to highly regarded primary and secondary schools. Excellent transport links are available, with Tooting Bec Tube Station just 0.9 miles away and Tooting National Rail Station 0.6 miles away. The bustling Tooting High Street, filled with shops, restaurants, and cafés, is only a short walk away, and the green spaces of Tooting Common are easily accessible.

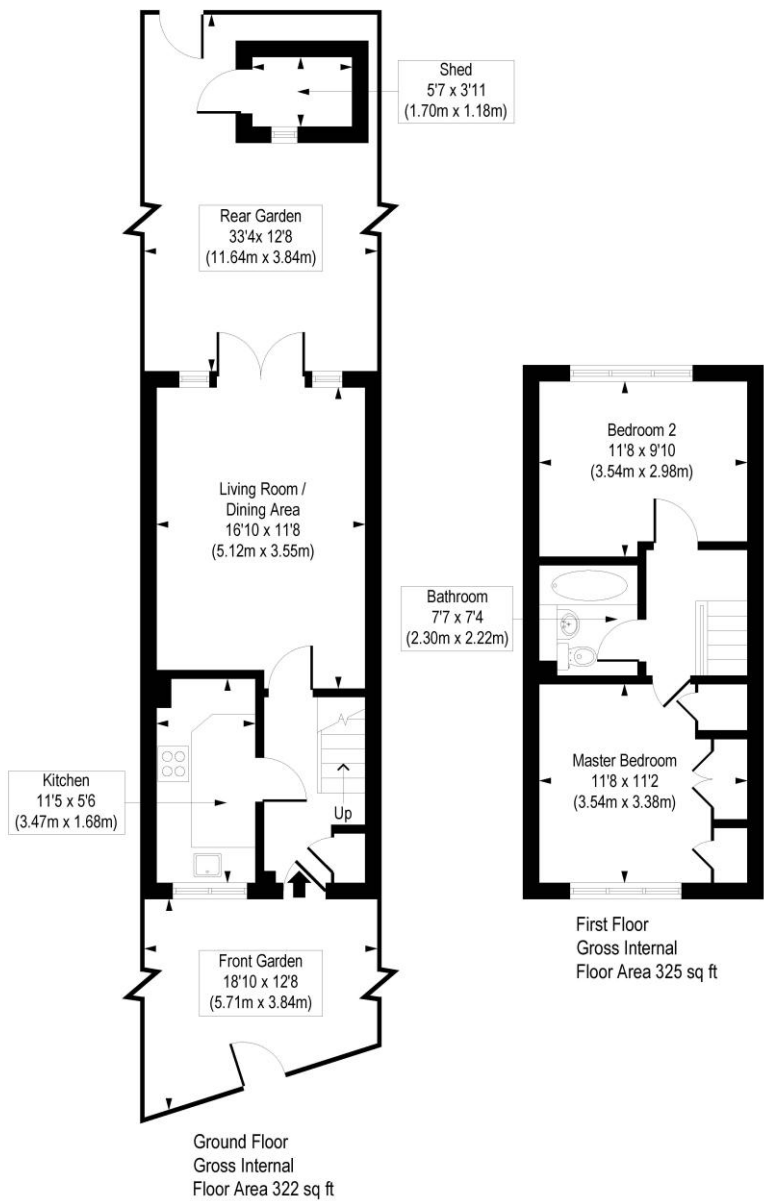
Wandsworth Council Tax Band: D





# Rectory Lane, SW17

Approx. Gross Internal Floor Area 647 sq. ft / 60.13 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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