

DERINTON ROAD, SW17  
**£475,000 FREEHOLD**

## A TWO BEDROOM HOUSE IN NEED OF COSMETIC UPDATING.

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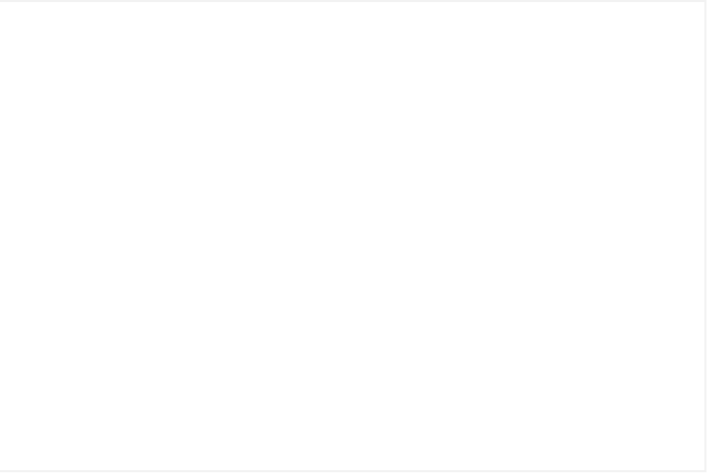
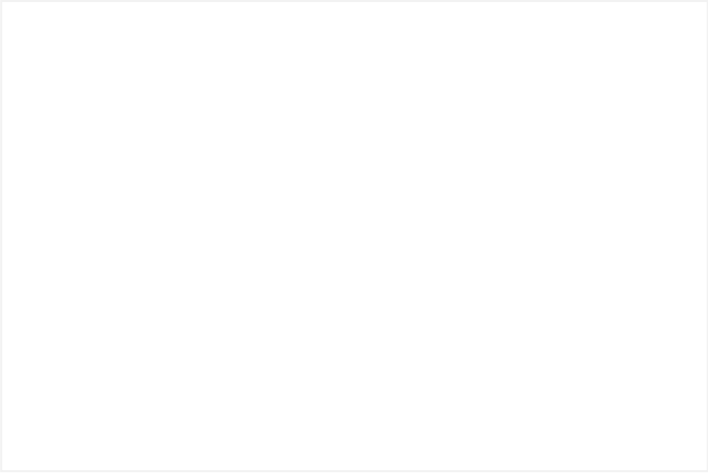
### **DESCRIPTION:**

The ground floor of this two-bedroom house features a bright reception room with a double-glazed window, seamlessly leading through to the kitchen and out to the rear garden. Upstairs, there are two double bedrooms, both with fitted carpets and double-glazed windows, along with a family bathroom. The property would benefit from cosmetic updating throughout, offering an excellent opportunity to personalise and add value.

Derinton Road is a quiet, tree-lined street in Upper Tooting, offering convenient access to Tooting Bec Tube (Northern Line 0.7 miles) and Tooting Bec Common. Various shops and restaurants, including independent and national options, are available nearby in Tooting Broadway, Tooting Broadway Market, and along Tooting High Street.

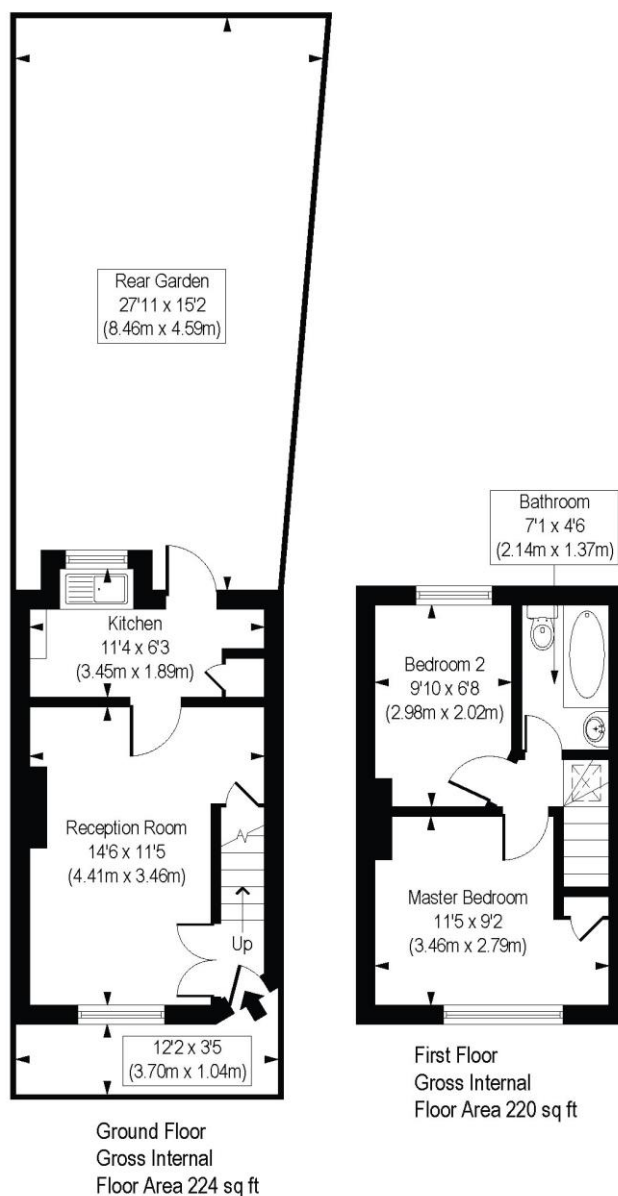
Wandsworth Council Tax Band: C





## Derinton Road, SW17

Approx. Gross Internal Floor Area 444 sq. ft / 41.27 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.

**Tenure:** Freehold

**Council Tax Band:** C

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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