



OKEBURN ROAD, SW17  
**£600,000 FREEHOLD**

## A WELL PRESENTED TWO BEDROOM COTTAGE HOUSE WITH A PRIVATE GARDEN.

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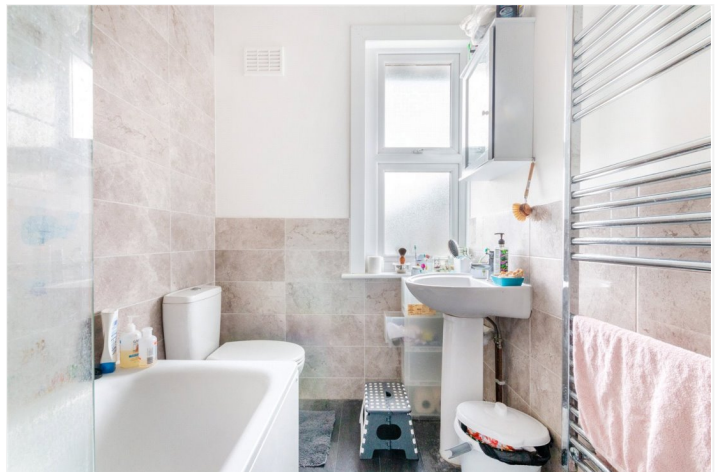
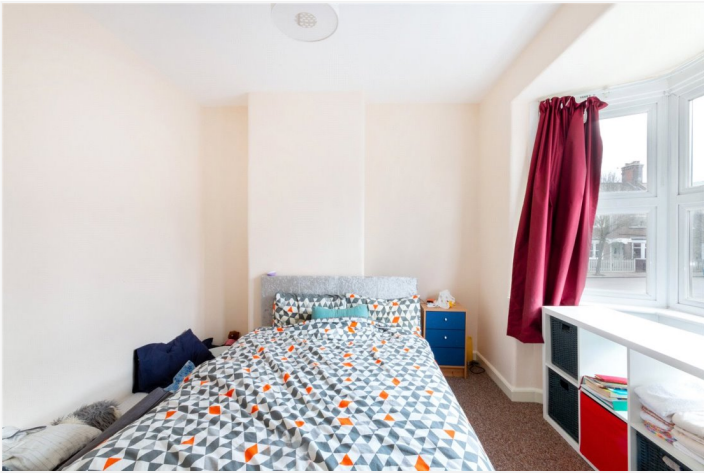
### **DESCRIPTION:**

A well presented terraced, two bedroom house with a large west facing garden situated in the Totterdown conservation area. The house offers a wonderful large front reception room on the ground floor with a charming bay window to the front.. The kitchen/dining area leads onto the large rear garden that is mainly laid to patio but is surrounded by mature screening for privacy.

On the first floor there are two double bedrooms with largest being to the front. A large, modernised family bathroom is adjacent to bedroom two and has a contemporary yet modern design.

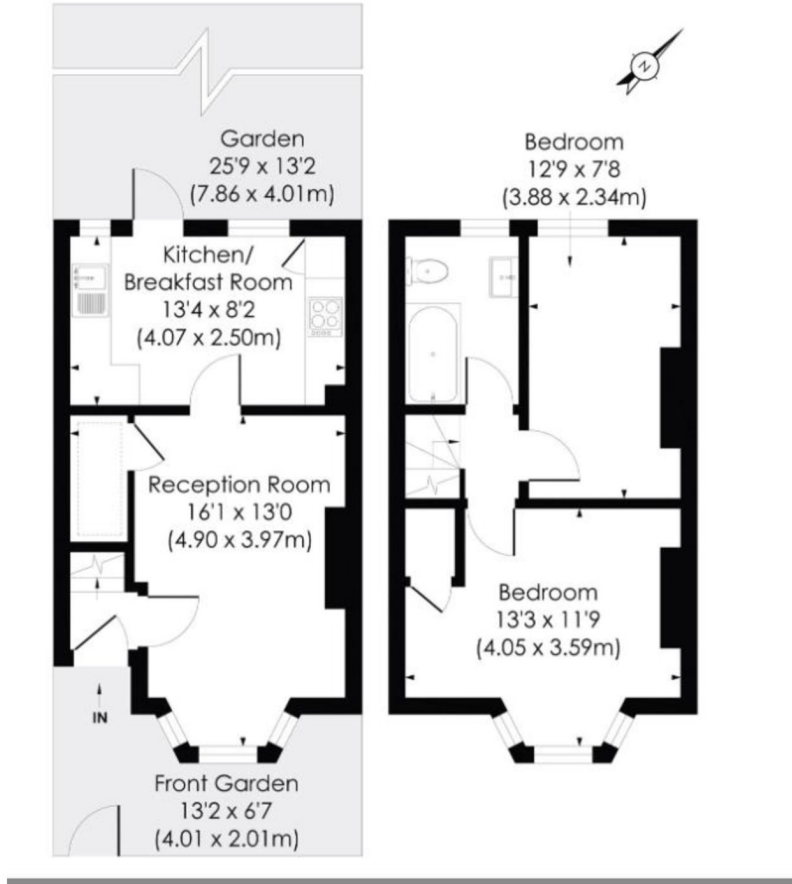
Okeburn road is a popular residential Road which is located off Upper Tooting Road. Tooting Bec Underground Station is within close proximity, as are the wonderful open spaces of Tooting Common.





**OKEBURN ROAD, SW1**

Approx. Gross Internal Floor Area  
**613 Sq. ft/56.91 Sq. m**



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	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	90
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <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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