



DERINTON ROAD, SW17
£625,000 FREEHOLD

**AN EXCEPTIONAL TWO DOUBLE BEDROOM
 HOUSE RENOVATED TO THE HIGHEST STANDARD.**

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DESCRIPTION

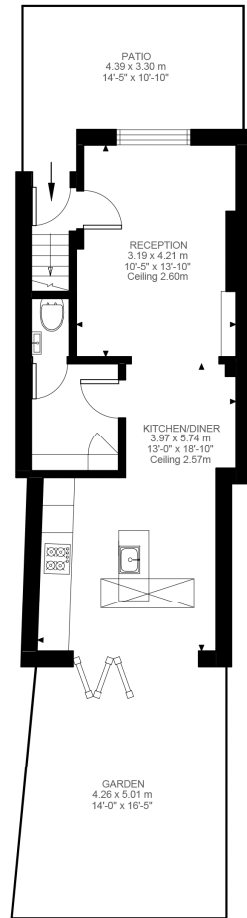
This fabulous family home has been recently renovated by the current owners to the highest standard and whilst retaining many of its original features offers a fabulous balance of modern and period features throughout.

The house comprises a stunning reception room with feature fireplace leading into the spacious dining area. At the rear of the house is an impressive open plan shaker style kitchen with ample storage and quartz worktops. Complimented by a full width sky light and large bi-folding doors opening out onto the stunning landscaped garden. Off the kitchen is a small utility room and separate downstairs cloakroom.

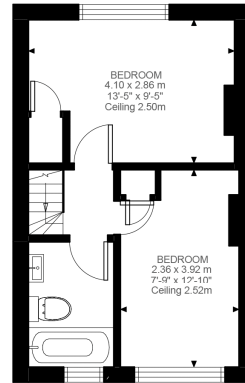
On the first floor there are two well proportioned double bedrooms and beautiful family bathroom.

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.

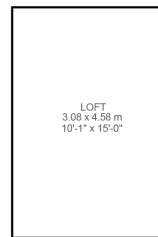




Ground Floor
413 ft²



First Floor
316 ft²



Derinton Road, SW17

Approximate Gross Internal Area

67.76 SQ.M / 729 SQ.FT

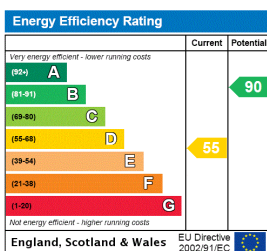
(EXCLUDING LOFT)

LOFT 14.11 SQ.M / 152 SQ.FT

INCLUSIVE TOTAL AREA 81.87 SQ.M / 881 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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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