



Garratt Lane, SW17

£950,000

A rarely available detached former schoolhouse, set back on a generous plot and offering over 1,300 sq ft of characterful and flexible living space. The property combines period charm with versatile accommodation, including three bedrooms, three reception rooms, and a spacious eat-in kitchen, all complemented by a remarkable wrap-around garden.

Garratt Lane is ideally placed for the vibrant shops, cafés, bars and restaurants of Tooting Broadway, with excellent transport links, local bus routes and London's oldest market all close at hand, yet the house itself remains quietly tucked away from the main thoroughfare.

Features

- Detached School House
- Period Features
- Wrap Around Garden
- Chain Free
- Desirable Location
- Stunning Kitchen



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Accessed via its own discreet entrance, the property opens onto a beautifully landscaped wrap-around garden, creating a rare sense of privacy and seclusion. Inside, the handsome exterior gives way to a welcoming front reception room featuring a wood-burner, with a second reception room located just off the hallway.

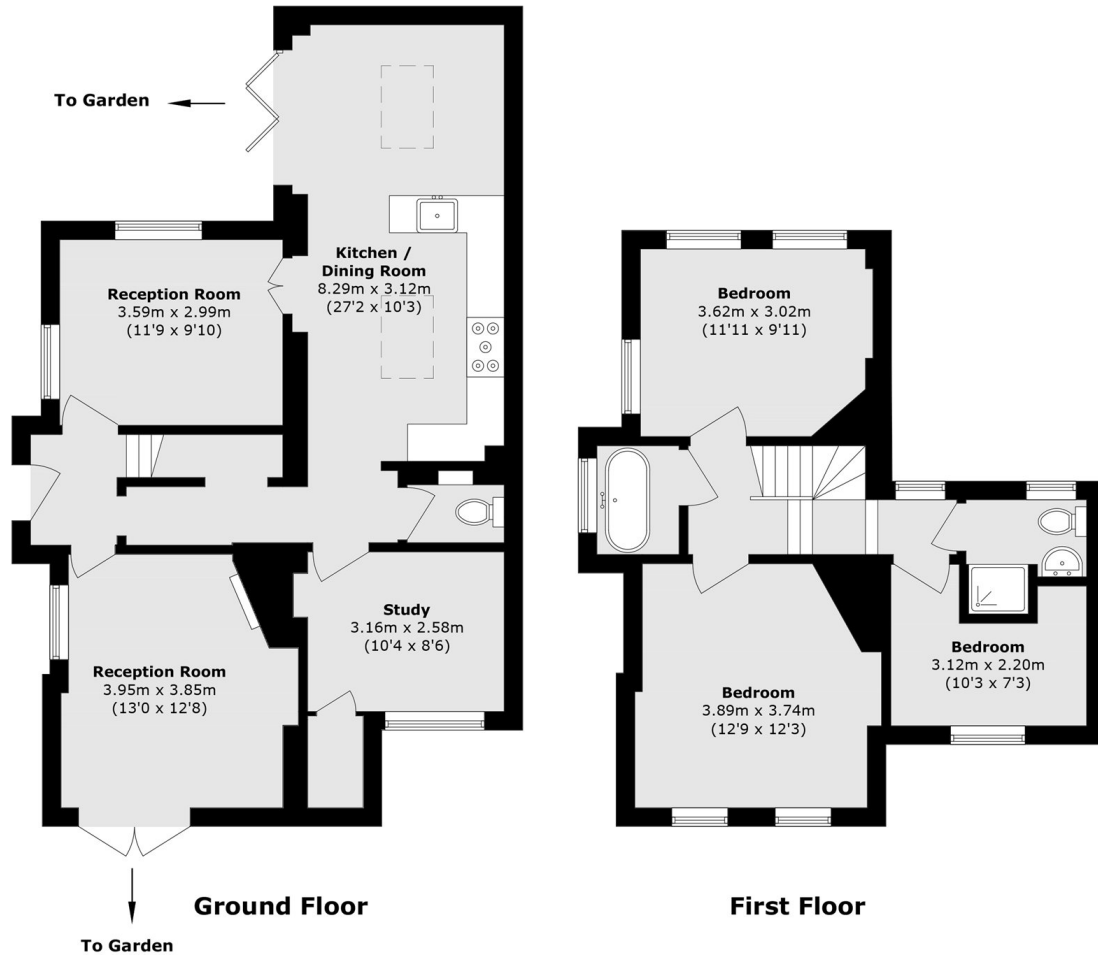
To the rear, the heart of the home is a stunning eat-in kitchen, complete with a breakfast bar and ample dining space, opening directly onto a calm decked area ideal for entertaining or relaxed family living. A third reception room offers excellent flexibility, working equally well as a home office, playroom or occasional bedroom.

Upstairs, the accommodation is well balanced, with three double bedrooms, all retaining characterful features. The first floor is completed by a family shower room, a separate additional bathroom, and access to a sunny roof terrace, providing a peaceful outdoor retreat.

This is a truly unique home, offering space, character and tranquillity, all within easy reach of Tooting's lively amenities.



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Total area (approx.): 121.5 sq. m (1307.8 sq. ft)