



## Derinton Road, SW17

£450,000



- End of Terrace House
- Two Double Bedrooms

- Large Private Garden
- Totterdown Conservation Area

- Close to Tooting Common
- 440 Sq. Ft.





## ABOUT THE PROPERTY

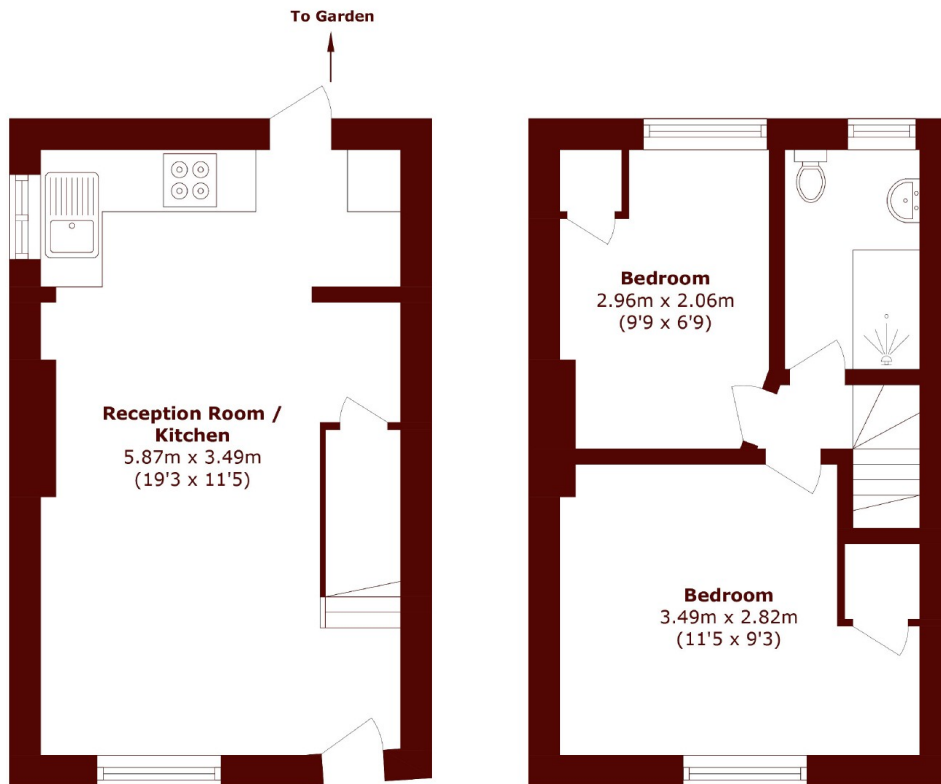
An end of terrace, two double bedroom house with a private garden, located within walking distance of Tooting Bec Common.

Located in the popular Totterdown conservation area, this property offers an abundance of potential with its two double bedrooms, and larger than average private garden. The ground floor consists entirely of a spacious, open plan kitchen and reception room area, with the kitchen partly separated by a cased opening. Leading off the kitchen is the uniquely spacious private garden with tons of potential to extend. The first floor homes two double bedrooms and a family bathroom.



Derinton Road is located in the heart of Tooting and equidistance between both Tooting Bec and Tooting Broadway Underground Station (both Northern line, zone 3) with fast and frequent services to the City and West End. Both Tooting Bec and Tooting Broadway boast a wonderful selection of boutique shops, supermarkets, cafes, and pubs and Tooting Bec Common is also just a short stroll away.





**Ground Floor**

**First Floor**

Total area (approx.): 40.9 sq. m (440.2 sq. ft)

**Marsh & Parsons Tooting**  
29-31 Upper Tooting Road,  
London, SW17 7TS  
020 8767 3655

We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

[marshandparsons.co.uk](http://marshandparsons.co.uk)