



Rectory Lane, SW17

£900,000

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- Five double bedrooms
- Two bathrooms
- Separate downstairs W/C
- Double reception room
- Tooting Bec Common
- 1440 sq. ft



ABOUT THE PROPERTY

A well-presented five-bedroom family home moments from Tooting Bec Common.

The ground floor offers a bright double reception room with bay windows and an original fireplace. To the rear is a fitted kitchen with potential to extend (STPP), opening onto a private, low-maintenance garden. There is also a downstairs W/C and useful understairs storage. The first floor comprises two well-proportioned bedrooms, a spacious principal bedroom with fitted wardrobes, and a family bathroom. The top floor provides two further double bedrooms, an additional bathroom, and ample eaves storage. Ideal for growing families seeking space and convenience. The property has underfloor heating through the entire house.

Situated on a popular road in Tooting just a short stroll from the green open spaces of Tooting Bec Common and the shops, pubs and restaurants of Tooting High Street. You are also in the catchment for several outstanding schools including Graveney School and Penwortham School. Transport links are excellent with the Northern Line at Tooting Broadway and overground trains from Tooting station to Blackfriars providing easy access into central London as well as





Ground Floor

First Floor

Second Floor

Total area (approx.): 133.8 sq. m (1440.2 sq. ft)
(Excluding Eaves)

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