

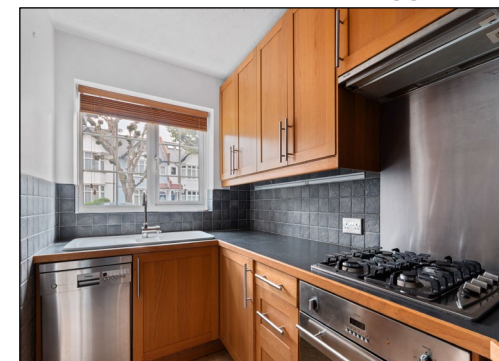


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

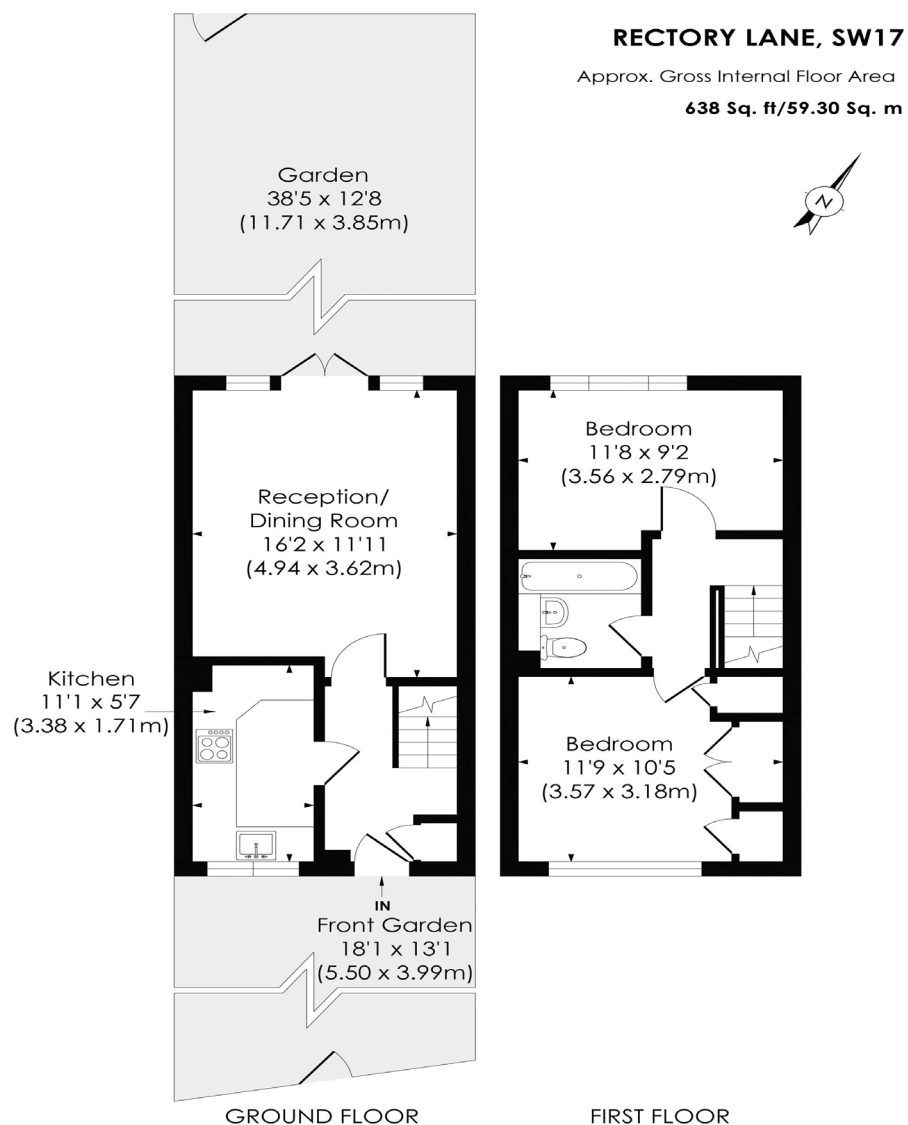
ANDREW CROFT & CO
SOLICITORS & NOTARY PUBLIC



240 Balham High Road
London SW17 7AW
Tel: 020 8772 1004
www.portersbalham.com
info@portersbalham.com
DX: 41604 Balham



Rectory Lane Tooting Bec London SW17 9PX



A very well presented and bright two double bedroom mid terrace house with French doors leading out to a private garden. The ground floor offers; storage, kitchen and good size lounge. Wooden flooring leads directly from the entrance hall through to the lounge inviting you into the lawned garden via French Doors, offering a fresh and warm feel as soon as you enter. The kitchen is to the front of the property overlooking the front garden with seasonal roses and sun flowers. Built in appliances include; dishwasher, washing machine, fridge freezer, oven and gas hob. A cupboard is beside the front door, housing the gas boiler and additional storage space. Leading from the stairs onto the First Floor are two double bedrooms, one offering wall to wall wardrobes and a good size bathroom with three-piece suite.

- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- Own Private Rear Garden
- Parking For One Vehicle To Rear
- Modern fitted kitchen with dishwasher!
- Conveniently Location Close To Northern Line Tube Stations
- Close To Local Schools
- Good Storage Space
- Council Tax: London Borough of Wandsworth Band D £990.07 for 2025/2026