131 Church Lane, London, Greater London, SW17 9PW
Offers In Excess Of £475,000
EPC Rating: D Council Tax Band: D









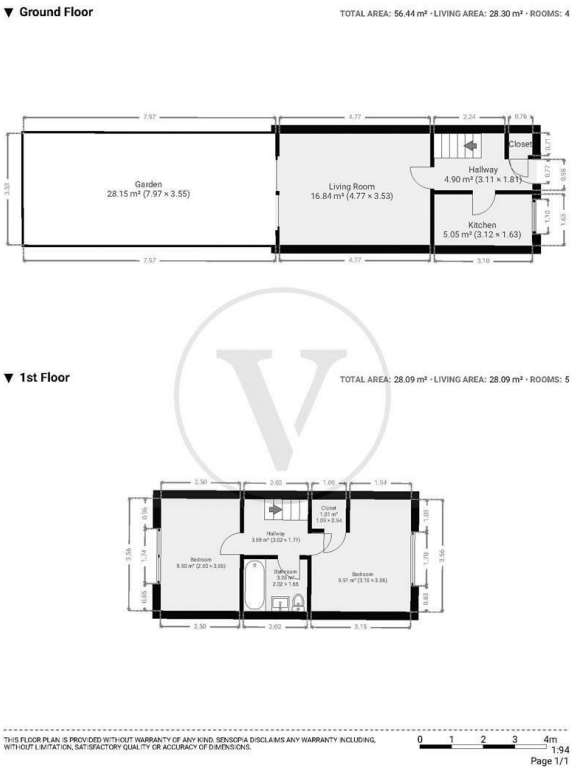


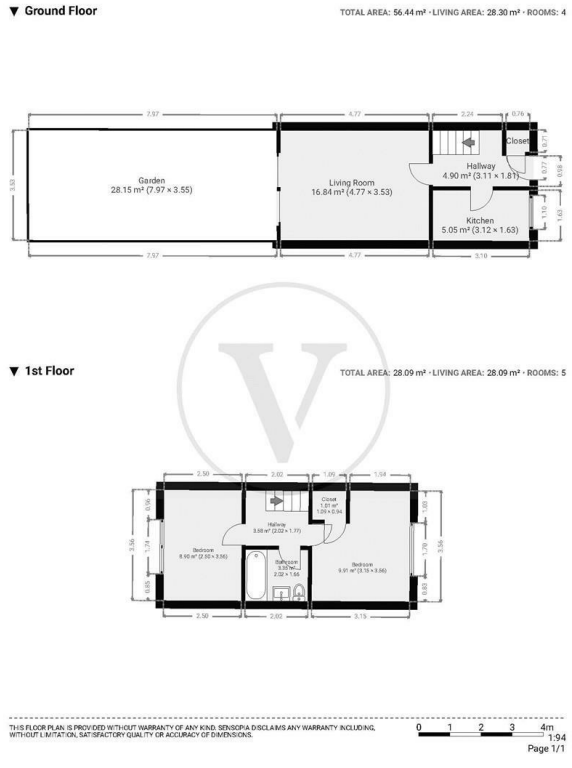


Charming Two Bedroom House with Private Garden | Fantastic Renovation Opportunity | No Onward Chain An exciting opportunity to acquire a charming two-bedroom house with private garden, offering excellent potential to modernise and create a wonderful home in this highly sought-after South West London location. This attractive period home offers well-balanced accommodation arranged over two floors and is ideal for first-time buyers, investors or anyone looking for a property they can update to their own taste.

While the property would benefit from modernisation, it has been well maintained and provides an excellent blank canvas with scope to add both value and personality. The ground floor comprises a bright and spacious reception room, a separate kitchen with direct access to the rear garden, and an entrance hallway. Upstairs are two well-proportioned bedrooms, a family bathroom and useful storage.

The property extends to approximately 56.37 sq m (607 sq ft) of internal accommodation. The private rear garden offers an excellent outdoor space for entertaining, gardening or simply relaxing, with plenty of potential to create a fantastic extension of the home (subject to the usual consents). Church Lane enjoys a convenient location close to the vibrant amenities of Tooting, with an excellent selection of cafés, restaurants, supermarkets, independent shops and leisure facilities all within easy reach. The green open spaces of Tooting Bec Common and Figges Marsh are also nearby, providing excellent recreational space.





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