



CHURCH LANE, SW17

£510,000

- Two double bedrooms
- Private parking
- Chain free
- Private garden
- Freehold house
- Energy rating: C





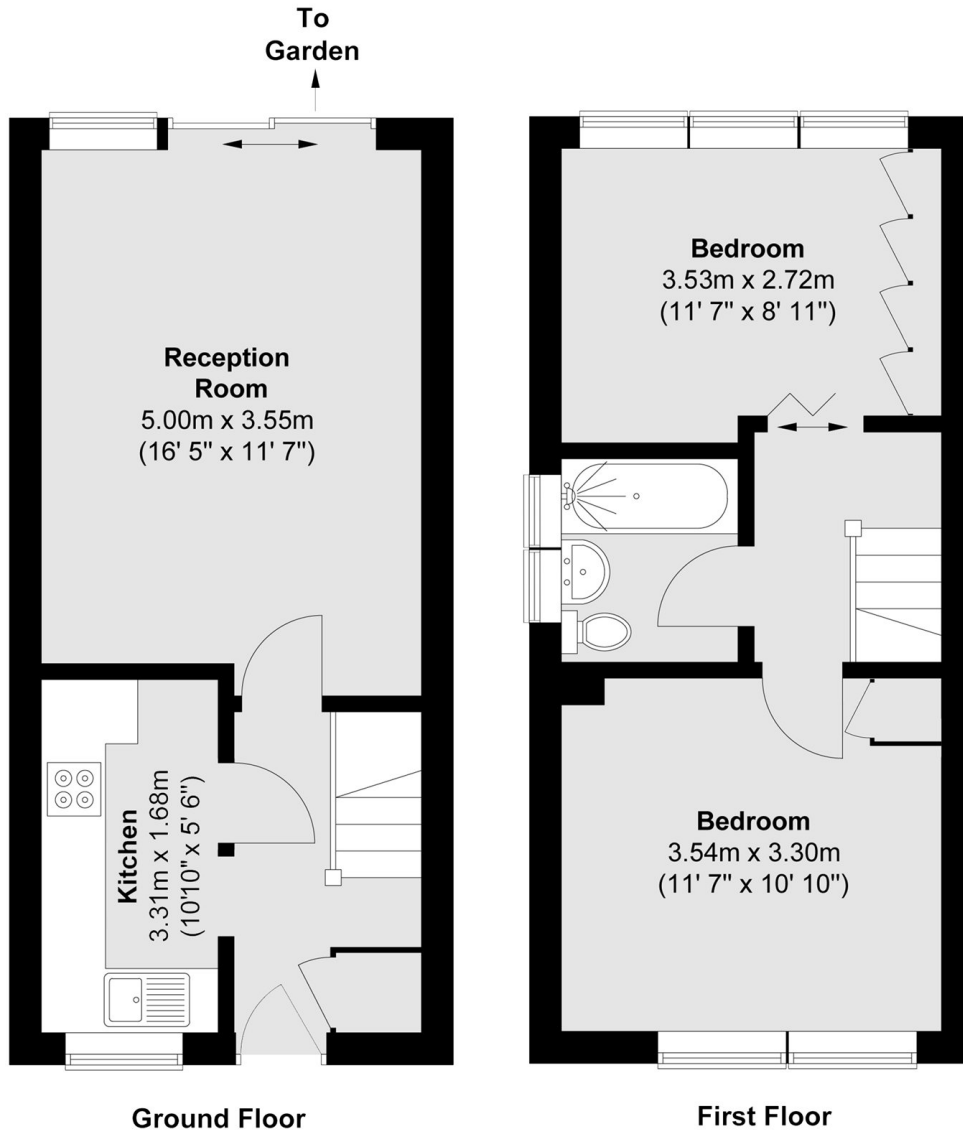
# ABOUT THE HOME

A very well positioned house just moments from Tooting Bec common and a short walk from Tooting Bec tube stop. This 2 bed freehold house offers private parking with a designated spot as well as the possibility to extend into the loft. The ground floor comprises of a fitted kitchen, spacious reception area which transitions smoothly into the large private garden offering both covered and open areas to enjoy. The first floor is equipped with 2 large double bedrooms, ample storage, loft access and a family bathroom.

The house is located on Church Lane, well located to local amenities and the independent cafes that make both Tooting and Furzedown reknown.







Total area (approx.) : 56.1 sq. m (603.8sq. ft)

#### JACKSONS TOOTING

3 Upper Tooting Road, London,  
SW17 7TS  
Sales: 020 8487 3175  
Lettings: 020 8487 3176

Energy Rating: 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.