



Kennington / Oval
Lettings,

RECTORY LANE FURZEDOWN



SOLD

REF: 269580

2 Bed, Period House, Private Garden

Two receptions - Great transport links - Freehold - Two double bedrooms - Private garden - Family bathroom

Rectory Lane, SW17. Ludlowthompson.com are delighted to offer brand new to the market this two double bedroom period house on one of Tooting's most desired roads. The property comprises two reception rooms one with a box bay window, kitchen with direct access to the private garden, two double bedrooms and family bathroom, with the potential for a loft conversion. Presented in good order throughout this house would make an ideal buy to let investment or family home, please call 020 8772 7200 to ... **continued below**

Train/Tube - Tooting Bec, Colliers Wood, Tooting Broadway, Tooting

Local Authority/Council Tax - Wandsworth

Tenure - Freehold

ludlowthompson



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Garden



Reception



Reception 2



Kitchen



Master bedroom



Bedroom 2



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Bathroom

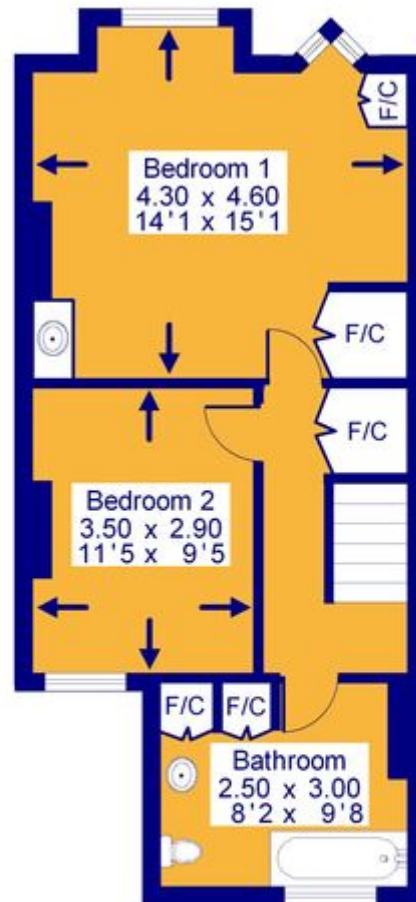
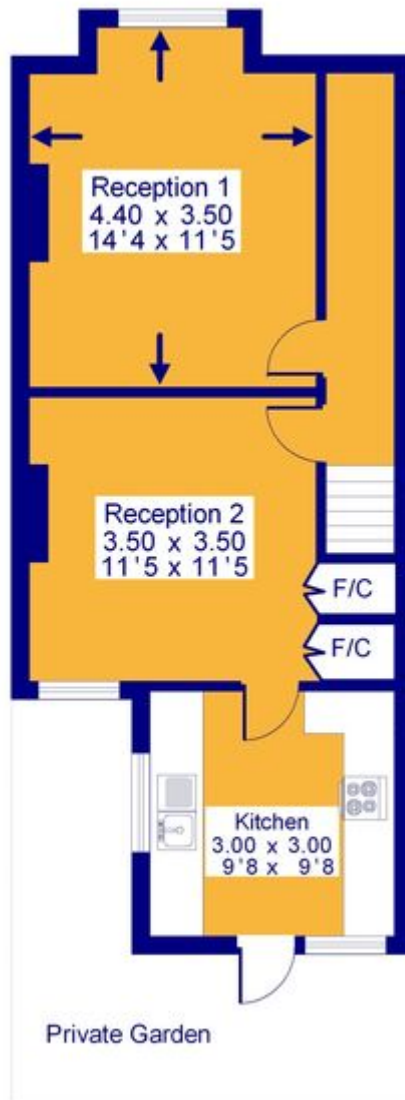


Master bedroom image 2



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Approx 87.9 sq. m / 946 sq. ft.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls and doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation by either the seller or their Agent.

Drawing No. WT3668

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Garden

Laid to lawn, slate gravel and shed.

Reception - 4.4m x 3.5m (14' 5" x 11' 5")

Box bay window to front aspect, period fireplace, carpeted, radiator, power points.

Reception 2 - 3.5m x 3.5m (11' 5" x 11' 5")

Sash window to rear aspect, fireplace, under stair storage, carpeted, radiator, power points, phone point.

Kitchen - 3m x 3m (9' 10" x 9' 10")

Range of base and eye level units, roll top surfaces, gas hob and electric oven, sink and drainer, plumbing for washing machine, french doors to private garden, tiled floor, power points.

Master bedroom - 4.3m x 4.6m (14' 1" x 15' 1")

Box bay window and additional window to front aspect, fitted storage, period fireplace, sink and vanity unit, carpeted, radiator, power points.

Bedroom 2 - 3.5m x 3m (11' 5" x 9' 10")

Sash window to rear aspect, fitted cupboard, period fireplace, carpeted, radiator, power points.

Bathroom - 2.5m x 3m (8' 2" x 9' 10")

Sash window to rear aspect, three piece suite with shower over bath, built in storage, period fireplace, laminate floor.



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Kennington / Oval Lettings Office quoting 269580

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.