



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

RECTORY LANE FURZEDOWN



SOLD

REF: 343278

4 Bed, Period House, Private Garden

Four Bedroom Edwardian House - Blends period & contemporary features - 0.3 Miles to Graveney School & Furzedown Primary - Impeccable condition - En-suite to Master - Private Garden

Elegant & Charming Edwardian Family Home. The property oozes charm & quality blending period and contemporary features. Filled with natural light property comprises reception room with period fire place, separate dining room and modern kitchen with doors leading onto a private garden. On the first floor is a full width bedroom with built-ins, second double and large modern family bathroom. The loft has been converted containing a luxurious master bedroom with en-suite and a further 4th bedroom... [continued below](#)

Train/Tube - Tooting, Tooting Bec, Tooting Broadway

Local Authority/Council Tax -

Tenure - Freehold

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Dining Room



Kitchen



Bedroom 1



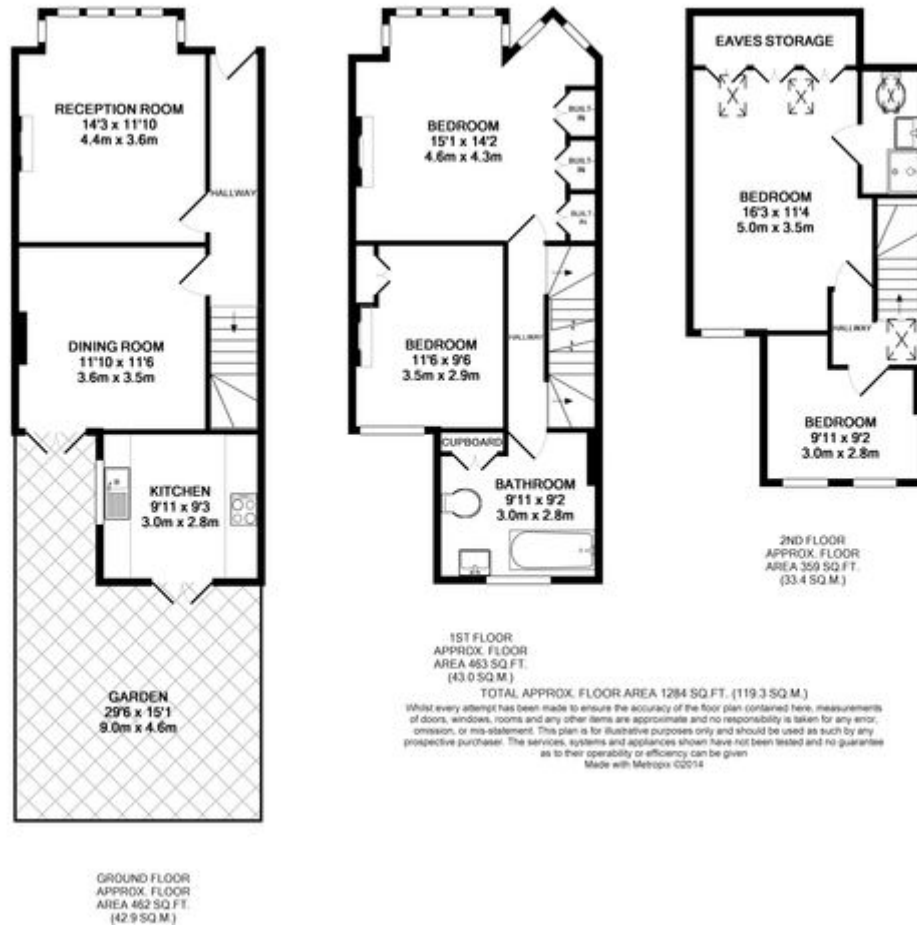
Bedroom 2



Reception



RECTORY LANE FURZEDOWN



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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Dining Room

Kitchen

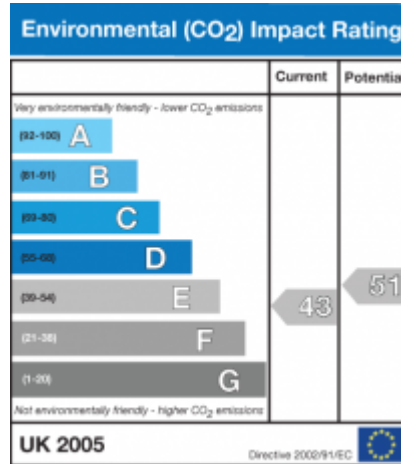
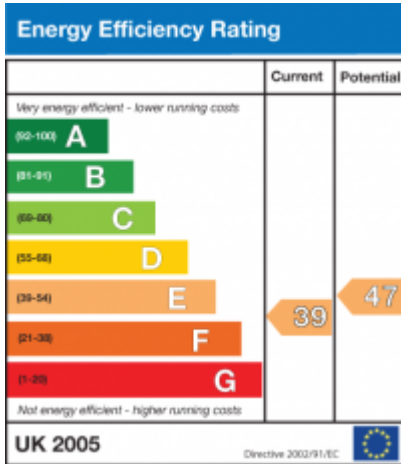
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When you want to view a property through us it helps to bear in mind the following:

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 Tooting Sales Office quoting 343278

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.