



COTEFORD STREET, SW17
£575,000 FREEHOLD

A CHARMING TWO BEDROOM END OF TERRACE HOME SITUATED ON THE POPULAR TOTTERDOWN CONSERVATION AREA

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

A charming two bedroom end of terrace home situated on the popular Totterdown conservation area presented in fantastic condition throughout.

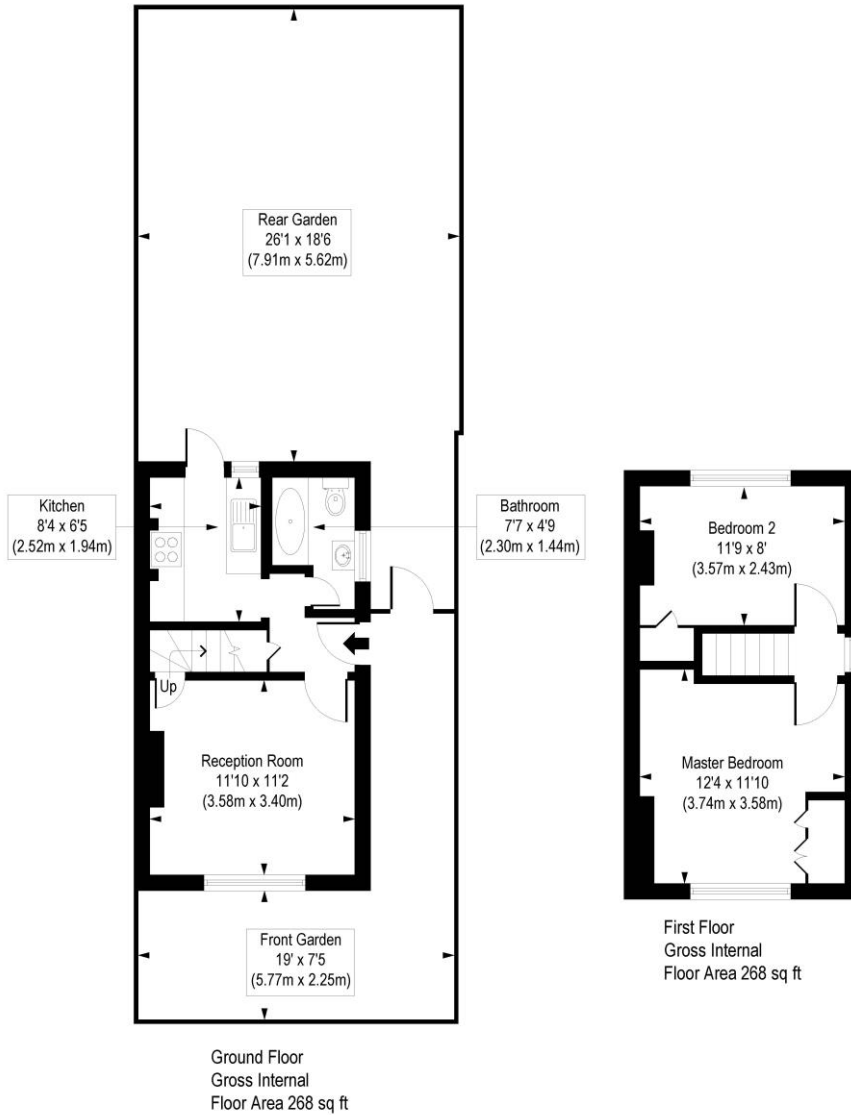
The ground floor briefly comprises; front reception room which leads the way through to a beautifully presented kitchen boasting ample storage and integrated appliances. On this floor is also the family bathroom. On the first floor, the master bedroom is to the front with a generous amount of built in storage and there is a second bedroom currently set up as a home office. Externally, you will find the rear south facing garden which has been decked and offers plentiful space to entertain and enjoy.

Coteford Street is located in a sought-after location within easy walking distance to both Tooting Bec and Broadway tube stations as well as being within walking distance of the wide open spaces of Tooting Bec Common. Tooting Broadway and all local bus routes are close by, allowing easy access in and out of the city.



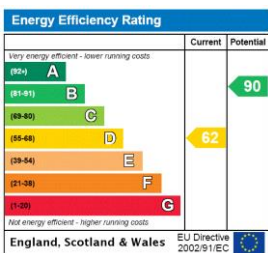
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Approx. Gross Internal Floor Area 536 sq. ft / 49.76 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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