



A period four bedroom house with west facing garden

**Stanbridge Road Putney SW15 1DX**

Guide Price £1.1 million Freehold

**savills**



Entrance hall • Front garden & west facing garden to rear • Double reception room • Kitchen/breakfast room • Cellar • Four bedrooms • Two bathrooms • Loft

#### Local information

The house is located on a popular residential road found between the Lower Richmond Road and Felsham Road. The property is ideally positioned for the 22 bus to Piccadilly, the mainline station and the choice of two underground station at Putney Bridge and East Putney. The river taxi to the City is a short walk away on the Embankment. Richmond Park and Wimbledon Commons are a short drive and Putney and Barnes Commons and the river embankment is a short walk away. Local schooling is outstanding; with All Saints, Our Lady of Victories, Hotham and St Mary's schools are all found within walking distance along with the new school on Putney Common

#### About this property

This delightful four bedroom family house (1,534sq ft) is located in the heart of West Putney nestled in a quiet backwater away from the Lower Richmond Road.

It has a particularly light and airy feel as it is near the end of the terrace.

Arranged over three floors the house is approached via a front garden. The wide entrance hall leads to the double reception room with a feature fireplace and Victorian cornices. The kitchen/breakfast room has a range of wall and base units and is equipped with many appliances and has plenty of space for a

large dining table.

The first floor comprises three double bedrooms and the family bathroom - the master bedroom has a range of fitted cupboards. The top floor comprises a double bedroom and the second bathroom.

The property offers scope to create a superb family home with the potential to make an extended kitchen/breakfast room and develop the loft (subject to planning permission).

The garden has a west facing aspect and is paved throughout with surrounding flowerbeds and provides an excellent area in the summer for alfresco dining.

#### Tenure

Guide Price £1.1 million

Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = E

#### Viewing

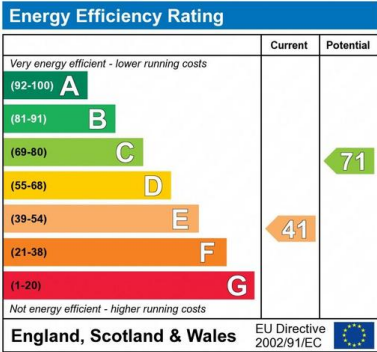
Strictly by appointment with Savills







Approximate Area = 133.5 sq m / 1437 sq ft (Excluding Void)  
Cellar = 9 sq m / 97 sq ft  
Total = 142.5 sq m / 1534 sq ft  
For identification only. Not to scale.  
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