



A striking, period family house with a garage and pretty garden

Amerland Road, Putney, London, SW18 1PX

£1,795,000 Freehold



Reception hall • Double drawing room • Sun room • Study • Kitchen/breakfast/family room • Utility room • Cloakroom • Principal bedroom with dressing area and en suite bathroom • Four further bedrooms • Family shower room • Garden • Large garage

Local Information

Amerland Road is a quiet, residential, tree lined road. It is within walking distance of East Putney underground (District), where there are also useful local shops such as Waitrose and Co-Op. A little further along the Upper Richmond Road is Putney High Street with further shops and restaurants and the Mainline Station (Waterloo). There are good schools in the area, including St Michael's primary, Ofsted rated Outstanding.

About this property

This delightful property provides excellent space to suit the needs of a growing family and, in particular, has generous reception rooms over two floors. On the raised ground floor is a double reception room with a bay window to the front and to the rear is a sun room overlooking the garden. The ceilings are high and there is an attractive fireplace.

The hub of the house is the kitchen/breakfast family room, where there is plenty of space for both dining and relaxing, complete with shaker style base units and an Aga. There is also direct access out to the garden and into the integral garage, which is ideal for storage, or of course, a car! Also on this level, is a utility room and loo.

The principal bedroom is wonderfully bright and has a walk through dressing area, with built in cupboards and an en suite bathroom with both a bath and a separate shower. There are four further bedrooms and a smart shower room.

The garden has been lovingly tended over the years and has plenty of colourful plants, shrubs and trees. It is paved, ideal for al fresco dining.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

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Approximate Area = 214.7 sq m / 2311 sq ft
Garage = 20.3 sq m / 218 sq ft
Total = 235 sq m / 2529 sq ft
Including Limited Use Area (5.7 sq m / 61 sq ft)
For identification only. Not to scale.
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Lower Ground Floor Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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