



An impressive family house with excellent entertaining space and a south facing garden

**Ringford Road, Putney, London, SW18 1RS**

Guide Price £1.345 million Freehold

**savills**



Front garden • Entrance hall • Double reception room with bay window and wood burner • Kitchen/breakfast room • Cloakroom • Utility room • Four bedrooms • En suite bathroom • Dressing room • Family bathroom • Shower room • South facing garden with side access

### Local Information

Ringford Road is situated just to the South East of central Putney, with the nearest undergrounds being East Putney and Southfields (District Line). Putney Mainline (Waterloo) is on Putney High Street.

### About this property

This wonderful and well presented four bedroom family period house has been the subject of a lavish refurbishment including a stunning glass roof side returned kitchen and excellent entertaining space. The house is arranged over three floors and features a wide reception room with wooden floors and features a wood burner and a bay window.

The kitchen/breakfast room features a fully fitted kitchen with a range of wall and base units and is equipped with a Range cooker and oven. There is space for a large dining table. A useful utility room has plumbing for the washing machine and there is a cloakroom.

The house has four bedrooms – the principal bedroom is found on the first floor and has a bay window and has an en suite shower room and dressing room. The bedroom on the half landing is a delightful room with sloping ceilings.

The top floor features a large double bedroom with an en suite shower room and has useful eaves storage.

The garden is south facing and is a real sun trap – the garden has side access and the shed is included within the sale.

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

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

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**RINGFORD ROAD, SW18**

Approx. gross internal area 1835 Sq Ft. / 170.5 Sq M  
Shed = 34 Sq Ft. / 3.2 Sq M  
(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID662200)

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92-)                                       | A                       |   |
| (81-91)                                     | B                       |   |
| (69-80)                                     | C                       |   |
| (55-68)                                     | D                       |   |
| (39-54)                                     | E                       |   |
| (21-38)                                     | F                       |   |
| (1-20)                                      | G                       |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

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