



JAMES  
ANDERSON

Laneway  
London SW15  
Guide Price £850,000



## Laneway London SW15

This extended three double bedroom cottage style family home is offered to the market chain free while providing ample living space suited for entertaining, a sizeable garden, a private and secluded location and off road parking for multiple vehicles.

Offering over 1000sqft with flexible living accommodation to accommodate families and young working professionals, homes on this road are a rare find especially ones with off street parking!

Stepping through the front door to the welcoming lounge you are immediately greeted with plenty of natural light and a sense of open space. The right hand side provides a storage cupboard alongside a utility room with plenty of room for a washing machine, tumble dryer and space to hang clothes. To the left the kitchen offers well maintained fitted units alongside the downstairs bedroom with en-suite shower room.

Upstairs offers two double bedrooms with cottage style windows and a modern four piece bathroom with shower.

Outside provides a larger than average secluded rear garden with decked areas suited for al-fresco dining while offering direct and side access suited for parking cars. In addition, the garden features a spacious Summer House.

Laneway is located within the ever popular Dover House Conservation area, benefiting from the Putney heath, picturesque green and located a short walk (0.7 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

Tenure - Freehold  
Council Tax Band - E  
EPC Rating - D



















# Laneway

Approximate Gross Internal Area = 1017 sq ft / 94.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Summer House = 165 sq ft / 15.3 sq m  
 Total = 1186 sq ft / 110.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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