FOR SALE

£850,000

Laneway, London, SW15

Guide Price

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

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
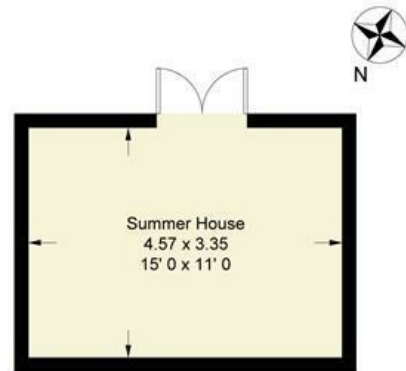Total = 1186 sq ft / 110.2 sq m

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= Reduced headroom below 1.5m / 5'0

Summer House
4.57 x 3.35
15' 0 x 11' 0

(Not Shown In Actual Location / Orientation)

Garden
Extends To
39' 0 (11.89)

Kitchen
3.86 x 2.67
12' 8 x 8' 9

Reception Room
6.12 x 5.26
20' 1 x 17' 3

Bedroom
3.35 x 2.62
11' 0 x 8' 7

Bedroom
3.38 x 2.16
11' 1 x 7' 1

Utility

Bedroom
4.29 x 3.07
14' 1 x 10' 1

IN

Garden
Extends To
8' 2 (2.49)

First Floor
371 sq ft / 34.5 sq m

Ground Floor
650 sq ft / 60.4 sq m
(Including Reduced Headroom)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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