



**JAMES
ANDERSON**

Laverstoke Gardens
Putney SW15
Guide Price £500,000



Laverstoke Gardens Putney SW15

Offering over 1000sqft this wonderful four bedroom freehold house provides flexible ample living space, a sizeable secluded garden and a quiet and peaceful location suited for families.

Accommodation comprises of a spacious entry way, WC with wash hand basin, sizeable kitchen/dining area and a rear lounge with doors to private 40ft rear garden with a large brick built shed, ideal for storage and bikes.

Upstairs features four good sized bedrooms and a three piece shower suite while offering plenty of loft storage space.

A viewing is highly recommended.

Laverstoke Gardens is a short walk from the wide-open spaces of Richmond Park, Putney Heath and Wimbledon Common. Also close at hand is the local Sports Centre, Roehampton High Street and Waitrose local. There also numerous buses within a 5 minutes walk which provide swift access to Putney, Barnes and beyond.

Tenure - Freehold

EPC Rating - C

Council Tax band - D













September

C TAX
A SEP
B SEP
C 24/9
D 24/9
E 24/9

NAVIGATOR





Laverstoke Gardens

Approximate Gross Internal Area = 1074 sq ft / 99.8 sq m
(Excluding Reduced Headroom)

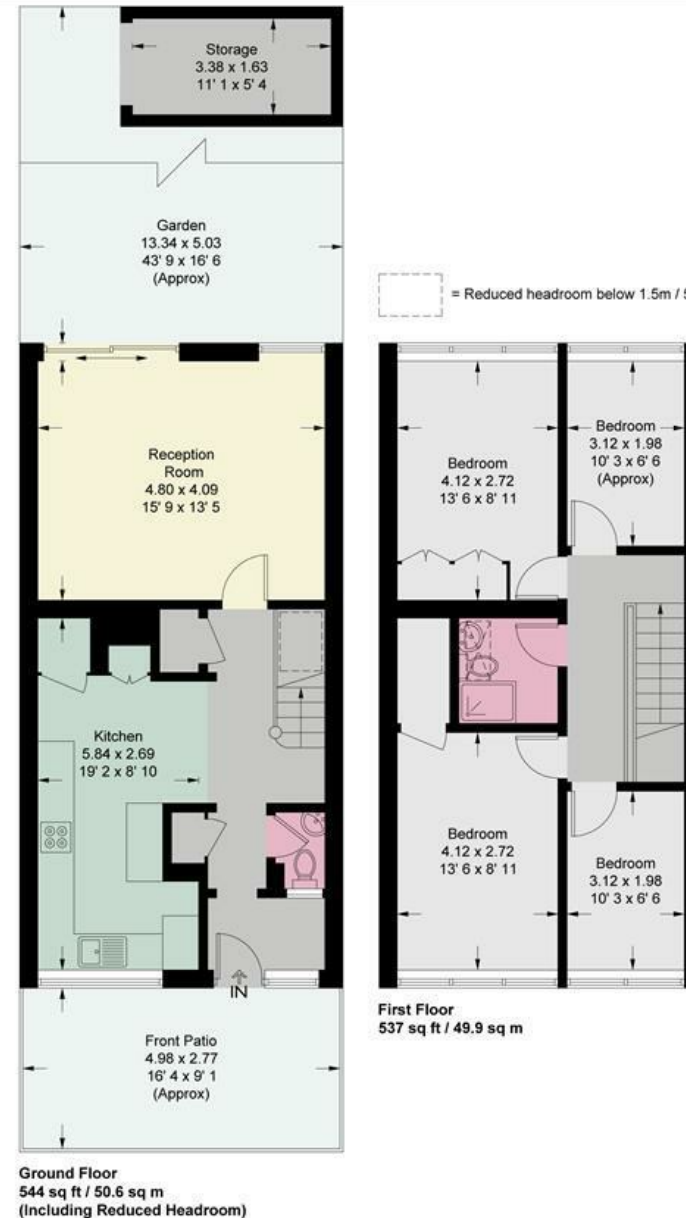
Reduced Headroom = 7 sq ft / 0.7 sq m

Storage = 59 sq ft / 5.5 sq m

Total = 1140 sq ft / 106 sq m



JAMES
ANDERSON



JAMES
ANDERSON

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.





78 Lower Richmond Road
Putney
SW15 1LL

020 8788 6611
sales@japutney.co.uk
www.jamesanderson.co.uk

