



**JAMES  
ANDERSON**



## **FOR SALE**

Laverstoke Gardens, Putney, SW15

**£500,000**

Guide Price

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.

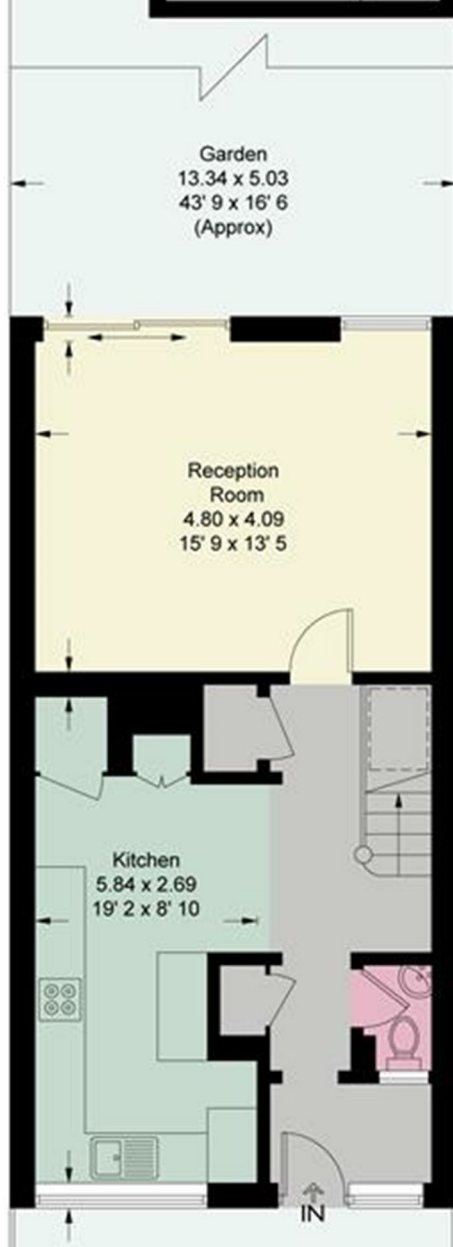
Upstairs features four good sized bedrooms and a three piece shower suite while offering plenty of loft storage space.

A viewing is highly recommended.

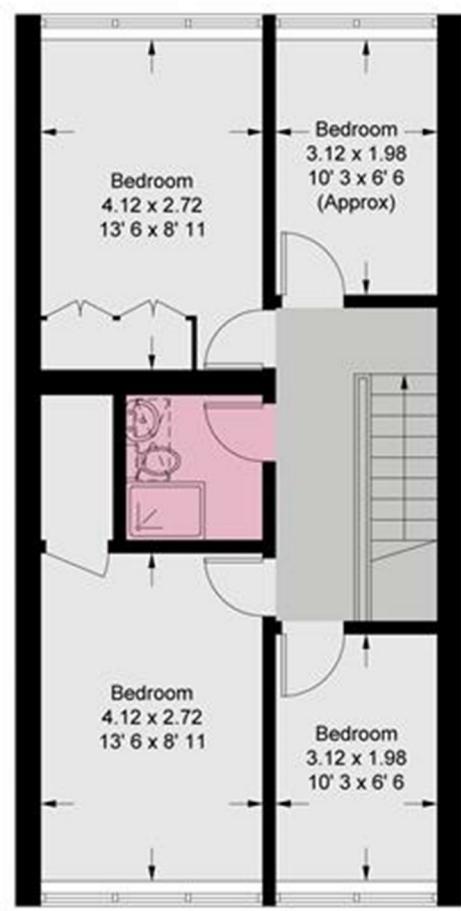


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



= Reduced headroom below 1.5m / 5'0



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>75</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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