



JAMES
ANDERSON



FOR SALE

£750,000

Swinburne Road, Putney, SW15

Guide Price

This three-bedroom mid-terrace family home offers spacious accommodation and a larger-than-average rear garden, perfect for families looking to add their personal touch. While some updating is required, the property provides an excellent opportunity to create your ideal home.

The ground floor features a generous reception room, providing ample space for both relaxing and entertaining. A convenient WC with a wash hand basin is located just off the hallway. The kitchen/dining area is a bright and welcoming space, with plenty of room for family meals and entertaining. From here, you have direct access to the private rear garden, offering a peaceful outdoor retreat.

The first floor comprises three well-proportioned double bedrooms, each offering good natural light with a family bathroom.

Subject to planning permission, a large kitchen extension could be completed on the ground floor.

To the rear, the larger-than-average garden provides an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. This private garden offers a great sense of space and potential.



Three Double Bedrooms



Bathroom Suite & Downstairs WC With Wash Hand Basin



Spacious Lounge



Bright & Airy Kitchen / Dining Room



EPC Rating - C



Easy Access To Transport Links



Within Catchment For Highly Regarded Schools



Set Back From The Road In A Quiet & Peaceful Location



Larger Than Average Front & Rear Gardens



Chain Free Sale



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

020 8788 6611

Swinburne Road

Approximate Gross Internal Area = 1029 sq ft / 95.6 sq m
(Including Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m



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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

