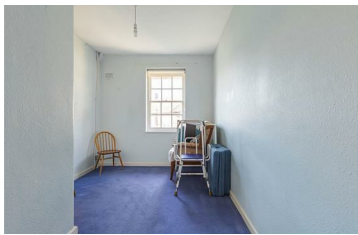




JAMES  
ANDERSON



## FOR SALE

Swinburne Road, Putney, SW15

**£750,000**

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.



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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

