



**JAMES
ANDERSON**

Putney Park Lane
Putney SW15
Guide Price £850,000



Putney Park Lane Putney SW15

Located on the highly sought-after and peaceful Putney Park Lane, this beautifully presented end of terrace home offers generous, well-balanced living space that is ideal for family life. Set back from the road and backing onto tranquil allotments, the home enjoys a wonderful sense of privacy and calm while remaining well connected to everything a growing family could need.

The property features three spacious bedrooms, a wide and welcoming entrance hallway, a modern fitted kitchen with ample storage, and a bright, open-plan reception/dining room with direct access to the sunny, private rear garden perfect for entertaining, playtime, or simply enjoying the outdoors. The garden benefits from a lovely open aspect, with no properties immediately behind, and the added advantage of side access, ideal for bikes, buggies, or gardening.

This home is exceptionally well located for families, surrounded by an abundance of green open space, including the Pleasance, expansive Richmond Park, Putney Heath, and Barnes Common all perfect for weekend adventures, dog walks, and outdoor activities.

Highly regarded schools are within easy reach, including Ibstock Place School, Putney High School, and a range of outstanding state primary options. The area offers a welcoming, community-focused environment with plenty of parks, sports clubs, and local events that make it ideal for family living.

Transport links are excellent, with Barnes Station a short walk away, providing swift rail access to Waterloo. Putney's mainline station and East Putney Underground (District Line) are also easily accessible, making commuting into Central London straightforward.

Families will also appreciate the charming mix of local amenities nearby, from riverside walks and cafés to independent shops and eateries in both Putney and Barnes Village. This is a rare opportunity to secure a family home in one of South West London's most desirable locations.

Tenure - Freehold
EPC Rating - D
Council Tax Band - E











SOMETHING
WONDERFUL IS ABOUT TO
HAPPEN











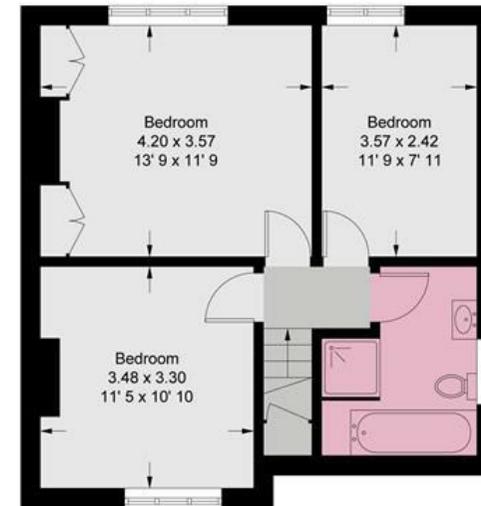
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Approximate Gross Internal Area = 1000 sq ft / 92.9 sq m



Ground Floor
503 sq ft / 46.7 sq m



First Floor
497 sq ft / 46.2 sq m



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