



**JAMES
ANDERSON**



FOR SALE

£1,150,000

Pipit Drive, Putney, SW15

An immaculately presented, modern, four bedroom semi-detached town house located in this luxury development. The property is one of only three houses within the development to benefit from two private, allocated parking spaces. No onward chain.

The house features a bespoke kitchen with two sets of bi-folding doors leading on to an attractive landscaped rear garden. The large, formal reception room offers a balcony, boasting views over the rear garden and plenty of bright and airy living space. The bedrooms provide flexible accommodation, featuring fitted wardrobes and storage. There are four bathrooms in total, including an en-suite luxury shower room as well as a family bathroom. The house furthermore offers distinct features such as underfloor heating in all rooms, a Nu-Air ventilation system and solar panels.

Putney Rise was built in 2016 and is a secluded, gated development. It is located in West Putney, and is a short walk from the open space of Putney Heath and close to Putney High Street and the town center. There are good transport links close by, such as numerous buses, East Putney Underground Station (District Line) and Putney Mainline Station (Zone 2).



Four Bedrooms



Four Bathrooms



Separate Reception Room



Stunning Kitchen/Diner



EPC Rating - B



Excellent Local Transport Links



Outstanding School Catchment



Beautifully landscaped 40 Ft Rear Garden



Private Development, Highly Desirable



Off Street Parking For Two Vehicles

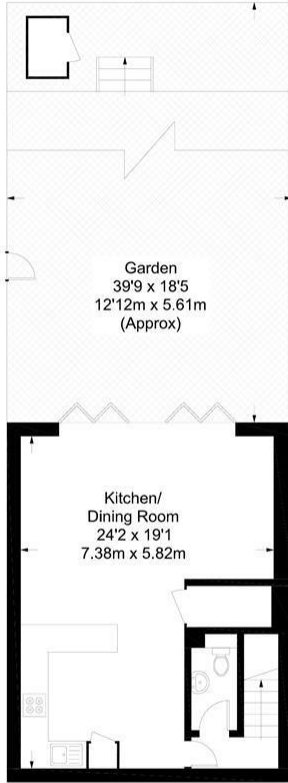


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

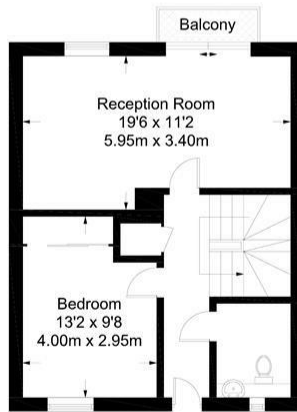
020 8788 6611

Pipit Drive

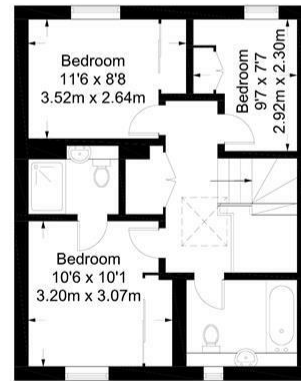
Approximate Gross Internal Area = 1453 sq ft / 134 sq m



Lower Ground Floor
463 sq ft / 43 sq m



Ground Floor
492 sq ft / 45.7 sq m



First Floor
498 sq ft / 46.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

