

JAMES ANDERSON

Friars Avenue

London SW15

Guide Price £500,000



Friars Avenue
London SW15

Set within a quiet and peaceful enclave moments from green open spaces, this beautifully maintained two double bedroom home offers a wonderful balance of tranquillity, practicality and connectivity. Located on Friars Avenue within the sought after SW15 postcode, the property has been lovingly cared for by the current owners for several years and presents in excellent condition throughout.

The ground floor offers a free flowing layout ideal for modern living and entertaining. A spacious and light filled lounge provides a welcoming central living space, while the kitchen breakfast room is thoughtfully arranged with ample storage and worktop space. Bifold doors open directly onto the secluded rear garden, creating a seamless connection between indoor and outdoor living and making it perfectly suited for entertaining and al-fresco dining.

The rear garden has been designed for low maintenance while still offering a private outdoor retreat. The home also benefits from side access, ideal for bicycles and additional storage, along with a separate downstairs cloakroom/utility room which adds further convenience.

To the front and side of the property, newly laid patio areas with an attractive tiled design create a smart and welcoming approach. Internally, the home features elegant wooden shutters which enhance privacy, improve insulation and allow excellent control of natural light while adding a timeless finish to the interiors.

Upstairs, the property continues to impress with two generous double bedrooms and a beautifully appointed luxury shower suite finished to a high contemporary standard.

A particularly valuable feature is the private parking space, an increasingly rare benefit in this part of London.

Friars Avenue is well positioned for the amenities of Putney and Roehampton, while nearby Barnes railway station and Putney railway station provide convenient services into central London, alongside excellent local bus connections.

Tenure - Freehold
EPC - C
CT - C




CADIZ


2008







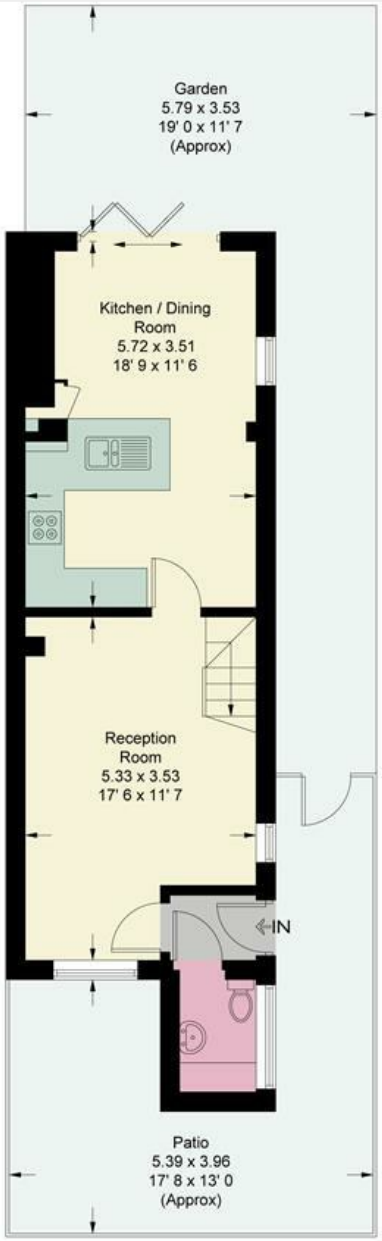

BOSCH
Wash & Dry



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Approximate Gross Internal Area = 751 sq ft / 69.8 sq m

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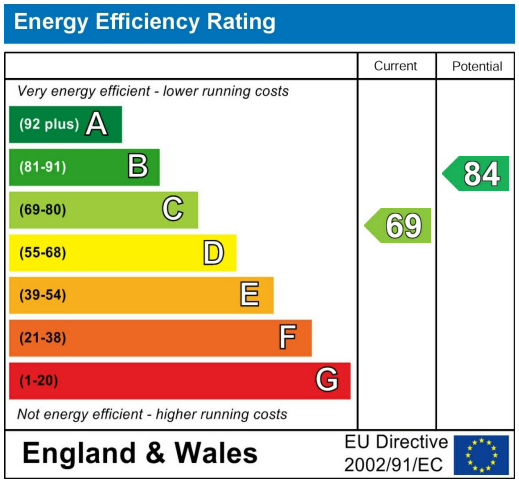
Ground Floor
437 sq ft / 40.7 sq m



(Not Shown In Actual Location / Orientation)



First Floor
314 sq ft / 29.1 sq m



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