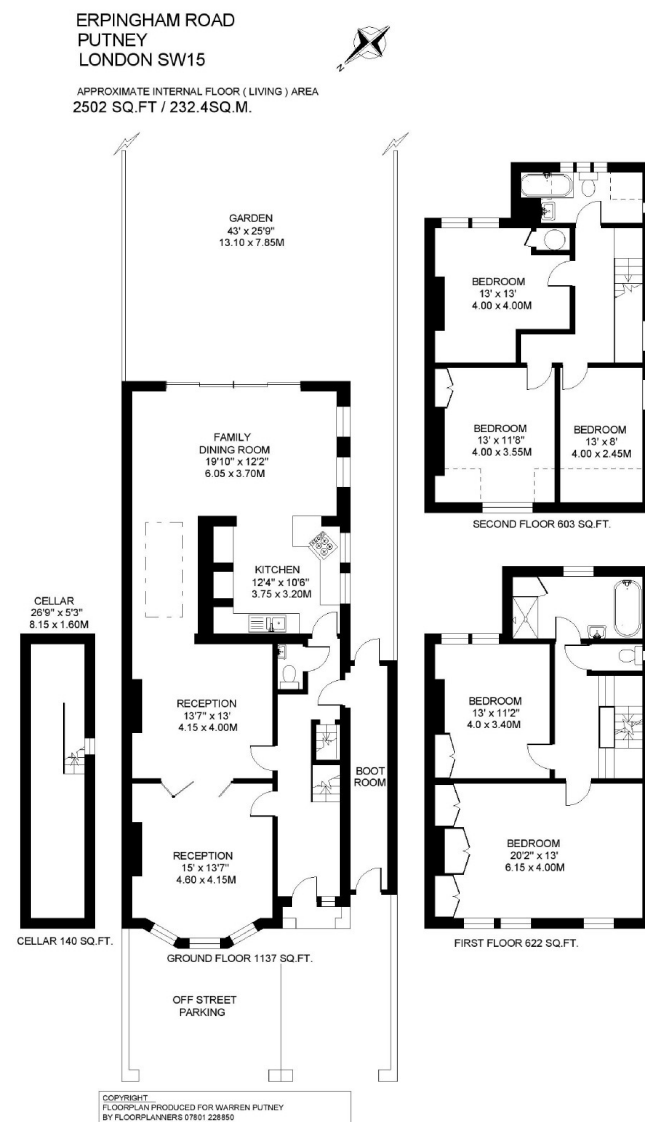


Erpingham Road, Putney, SW15

A light and spacious five double bedroom semi-detached family home located on this highly popular residential road in Lower West Putney. The house is well presented throughout successfully combining contemporary and character features and has been sympathetically extended on the ground floor to create a spacious kitchen through to the family/dining area which overlooks and has direct access to the mature private garden. There is also the added benefit of a boot room to the side. To the front of the house there is provision of off street parking for one car. The house is in the catchment area for numerous highly regarded primary schools, and within walking distance of the open spaces of Putney Common, the beautiful River Thames embankment and the many fashionable shops and restaurants of the Lower Richmond Road.



Council Tax 2016/17: Band G - £1,123.70 PA

DISCLAIMER•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
•All measurements are approximate.

- SEMI-DETACHED VICTORIAN HOUSE
- ENTRANCE HALLWAY
- DOUBLE RECPTION ROOM
- KITCHEN
- FAMILY/DINING ROOM
- BOOT ROOM
- DOWNSTAIRS CLOAKROOM
- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS
- CELLAR
- OFF STREET PARKING
- SOUTH EASTERLY FACING GARDEN
- POPULAR LOCATION
- EPC RATING E

GUIDE PRICE

£2,395,000

Freehold
SoleAgency



