

Pipit Drive

Putney, SW15



CHARLOTTE DAY

PROPERTY

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Property Details

A beautifully presented four-bedroom modern townhouse in this private and secure development, close to the amenities of Putney High Street and Putney Heath, as well as numerous excellent schools, with an off-street parking space.



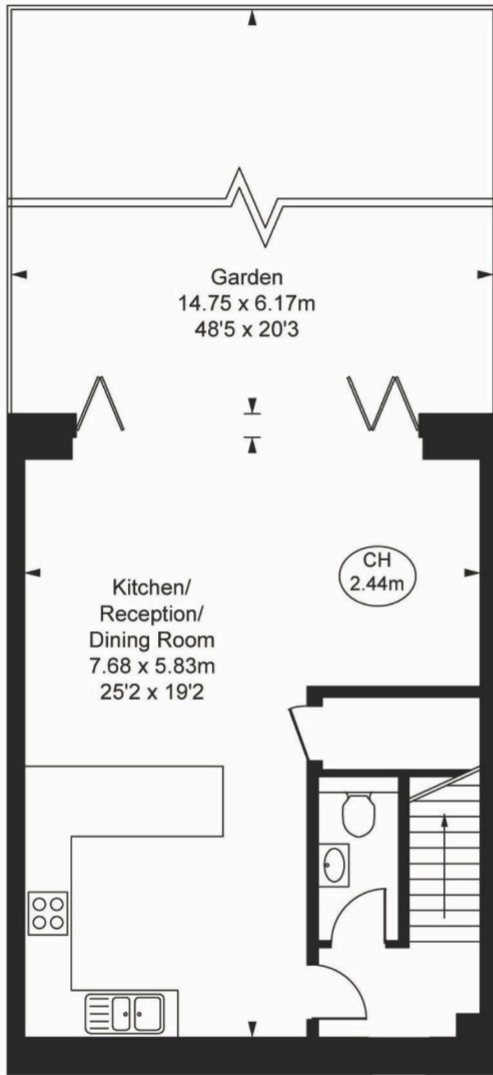
The property is entered on the ground floor level, where there is a guest bedroom with built-in wardrobes and separate shower room (which the current owners added), full width reception room with desk area and balcony overlooking the private garden. Down one floor there is a large open-plan kitchen, dining and sitting area with bifold doors that open the full width of the house onto the patio section of the garden. There is a further guest cloakroom and storage cupboard.

As you walk into the landscaped garden there is a patio section followed by a grass border leading to the decked seating and BBQ area. This is an ideal area for entertaining with built-in lighting. Half a level up and you have a beautifully maintained grass area with a shed for storage and the rear access gate. Along the borders of the garden there are fruit trees and plants giving a peaceful and green setting.

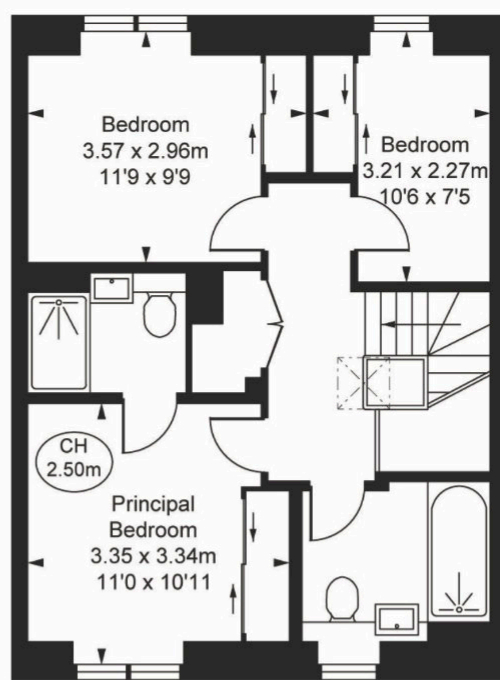
On the first floor there is a master bedroom with en-suite shower room, another double bedroom and the fourth bedroom (single). All four bedrooms have built-in wardrobes. There is also a family bathroom and storage cupboard on the landing, which opens into the stair's atrium, with a glass roof providing excellent natural light.

To view details online please visit : www.charlottedayproperty.com/pipitdrive

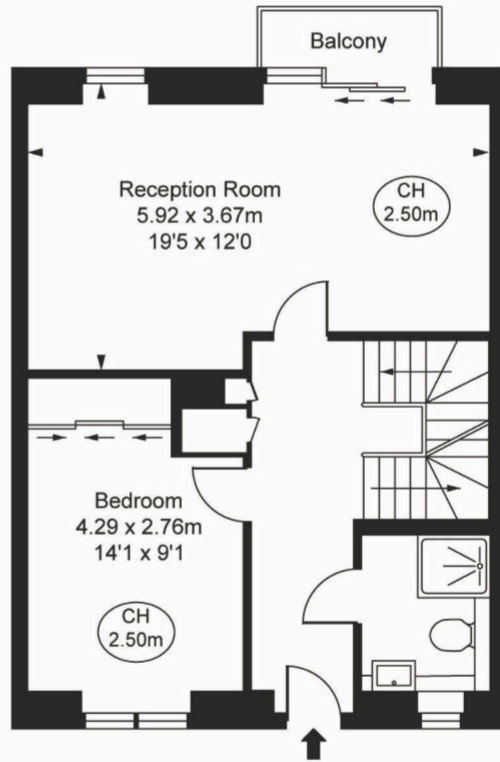
Pipit Drive, SW15
 Approximate Gross Internal Area
 136.12 sq m / 1,465 sq ft
 (CH = Ceiling Heights)



Lower Ground Floor
 Approximate Gross Internal Area
 44.40 sq m / 478 sq ft



First Floor
 Approximate Gross Internal Area
 45.78 sq m / 493 sq ft



Ground Floor
 Approximate Gross Internal Area
 45.94 sq m / 494 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	88	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



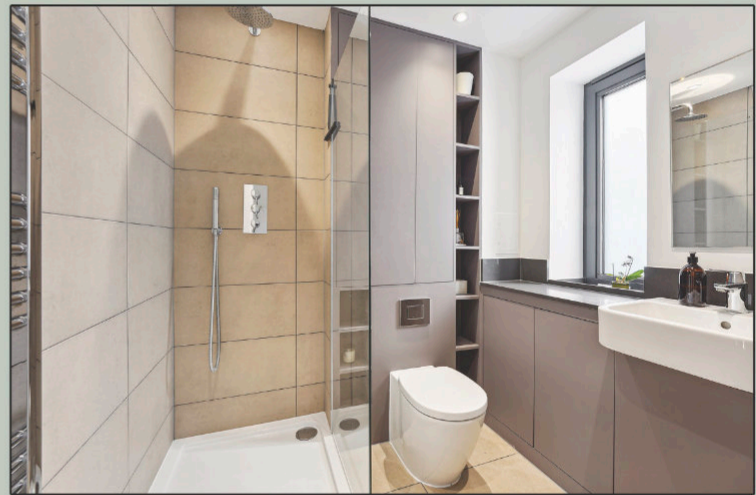
Property Information and Location

Part of an exclusive residential development completed in 2016, this house has been finished to a high standard with hardwood flooring, excellent sound isolation, under-floor heating and a large, landscaped garden. The garden has direct access from both the open plan kitchen with bifold doors, and the private rear access, ideal for bringing through bikes and prams. The development has two communal gardens, which are perfect for children's parties, and the sellers have mentioned how they have enjoyed the family community that the development offers.

The current owners have installed a Tado hot water controller and smart thermostats for each room. Additionally there is motion controlled and wirelessly-operated lighting via Hue lightbulbs.

Ideally located for the amenities of Putney High Street, the Upper Richmond Road and proximity to the green areas of Putney Heath and Wimbledon Common. There are several excellent schools, both state and independent, nearby.

The property is well located for transport links at East Putney (District Line) and Putney Mainline Station (National Rail) going into Waterloo, numerous bus routes going into central London and Wimbledon, as well as good access to the A3.



Guide price

£1,165,000

Subject to Contract

Leasehold: 999 years from 1st January 2015 (approximately 991 years remaining)

Ground rent: £350 per annum

Service charge: £731.65 per annum

Council Tax Band: G

EPC Rating: B

Sole Agent

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Whilst every attempt has been made to ensure accuracy, these details are approximate and for illustrative purposes only, and cannot be guaranteed. This includes the photography, floor plans and distances outlined in the details. They also do not form part of any contract, and Charlotte Day Property have not carried out a structural survey, nor tested the services, appliances and fixtures and fittings. Where lease details, ground rents, service charges and council tax are given, these are a guide and should be verified prior to agreeing a purchase. Information as of September 2023.

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