



**Beaufort Close, Putney Heath, SW15 3TL**



## **welcome to** **Beaufort Close**

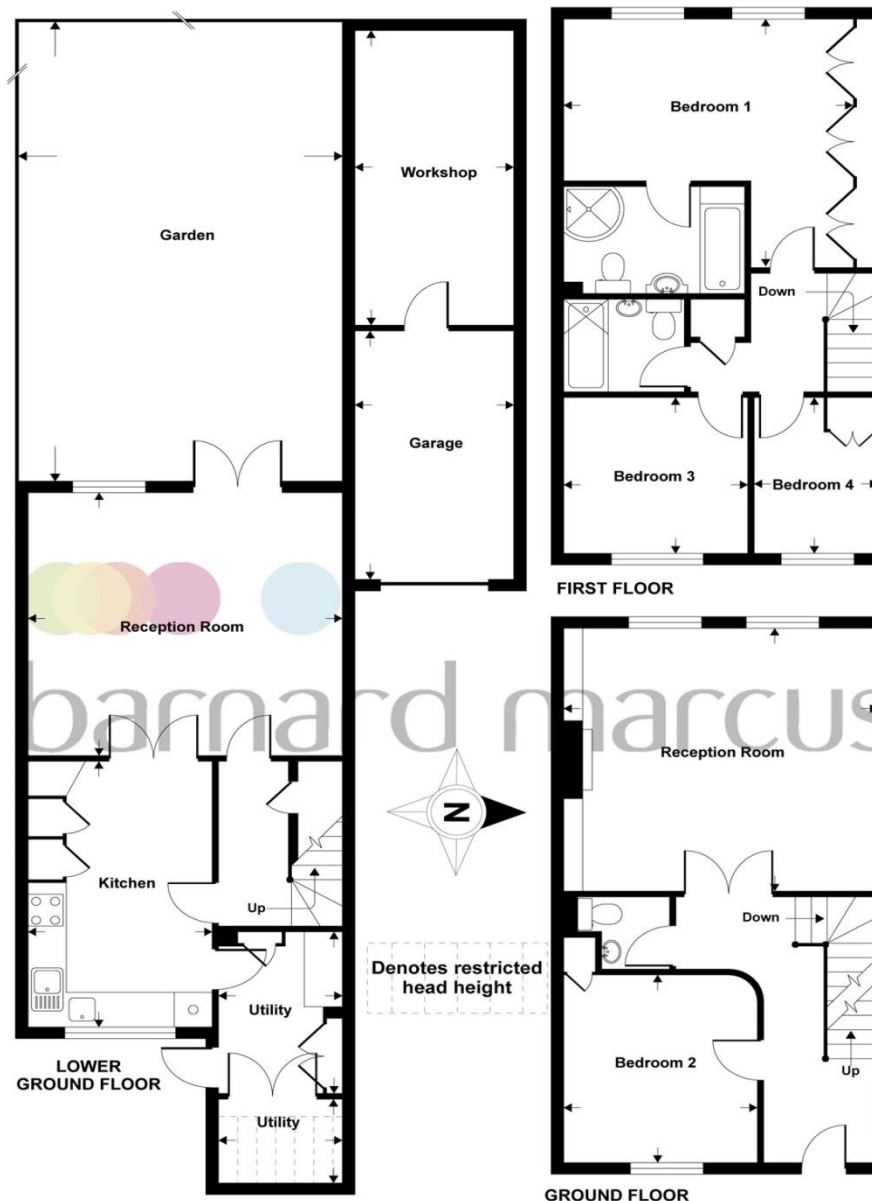
A beautifully-presented family home that comprises a large modern kitchen and two living areas with double doors that open out onto the rear garden, four amazing bedrooms with a range of built-in wardrobes and large sash windows, an extensive ensuite bathroom and shower, a good-sized family bathroom with a further guest WC downstairs.

The property also has private parking and a two-car garage.

The garden is tastefully landscaped, secluded under the shelter of a mature tree, creating a romantic evening environment, perfect for that well-earned glass of wine.

This is a truly unique property and a highly desirable Putney-style family home where fond memories will be forged.





## Beaufort Close, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1824 SQ FT 169.4 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT AND INCLUDES GARAGE & WORKSHOP)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Barnard Marcus REF : 109033

### Utility One

6' 6" x 4' 9" ( 1.98m x 1.45m )

### Utility Two

9' 4" x 6' 4" ( 2.84m x 1.93m )

### Kitchen

15' 5" x 9' 7" ( 4.70m x 2.92m )

### Reception

16' 7" x 15' 3" ( 5.05m x 4.65m )

### Garden

26' 5" x 17' 5" ( 8.05m x 5.31m )

### Garage

14' 3" x 8' 3" ( 4.34m x 2.51m )

### Workshop

17' x 8' 3" ( 5.18m x 2.51m )

### Reception Two

16' 8" x 15' 3" ( 5.08m x 4.65m )

### Bedroom

11' x 10' 1" ( 3.35m x 3.07m )

### Bedroom

9' 8" x 9' 1" ( 2.95m x 2.77m )

### Bedroom

9' 1" x 6' 7" ( 2.77m x 2.01m )

### Bedroom

15' 7" x 14' 1" ( 4.75m x 4.29m )

## welcome to Beaufort Close

- Semi Detached Town House
- Large Kitchen with Separate Utility Room
- Two Bathrooms
- Gated Development with Porter Service
- Four Bedrooms

Tenure: Freehold EPC Rating: D

offers in the region of

# £1,250,000



**view this property online** [barnardmarcus.co.uk/Property/PUR104980](http://barnardmarcus.co.uk/Property/PUR104980)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [barnardmarcus.co.uk](http://barnardmarcus.co.uk)



Property Ref:  
PUR104980 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8785 3322**



[Putney@barnardmarcus.co.uk](mailto:Putney@barnardmarcus.co.uk)



155 Upper Richmond Road, Putney, LONDON,  
SW15 2TX



**[barnardmarcus.co.uk](http://barnardmarcus.co.uk)**

Please note the marker reflects the  
postcode not the actual property