



Ringford Road

London, SW18

Asking Price £1,500,000

Nestled on the tree-lined Ringford Road, this ideal family home, offering five double bedrooms, in excess of 2000 sq. ft. of accommodation, with a 52 foot long rear garden all presented in fantastic condition throughout.

CHESTERTONS



Ringford Road

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- 2145 sq. ft.
- Five double bedrooms
- Three bathrooms and downstairs WC
- Fully extended
- Flexible garden room
- En-suite principle bedroom
- 52 foot long garden
- Offered chain free



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This handsome period home, which has recently been re-pointed oozes curb appeal. As you enter the large hallway, featuring period features you arrive at the double reception area. Presented in fantastic condition, with feature fire-place and built in storage options.

At the rear of the house, you have a fully extended open plan kitchen living area, with a modern kitchen, large island, electric sense controlled skylights before you come to the large living space to which looks on to the low maintenance large 52 foot long garden. At the bottom of the garden is a versatile outbuilding, which would work fantastically as an office, gym, play-room and comes with power, heating and internet connectivity.

Also featured on the ground floor is a WC and access to the cellar, presenting fantastic storage.

On the first floor of the house is the principle bedroom with a bay window and en-suite bathroom, two further double bedrooms and a family bathroom.

On the top floor of the house are the fourth and fifth bedroom, one of which is en-suite, plus plenty of eves storage. The property further benefits from a new roof, and new dormer.

This prime East Putney location offers easy access to both Putney and Wandsworth town centres, making it ideal for families and professionals alike. The nearby (0.7 miles) East Putney tube station and convenient A3 access provide excellent commuting options in and around London.

Tenure: Freehold
Local Authority: London Borough of Wandsworth
Council Tax Band: F

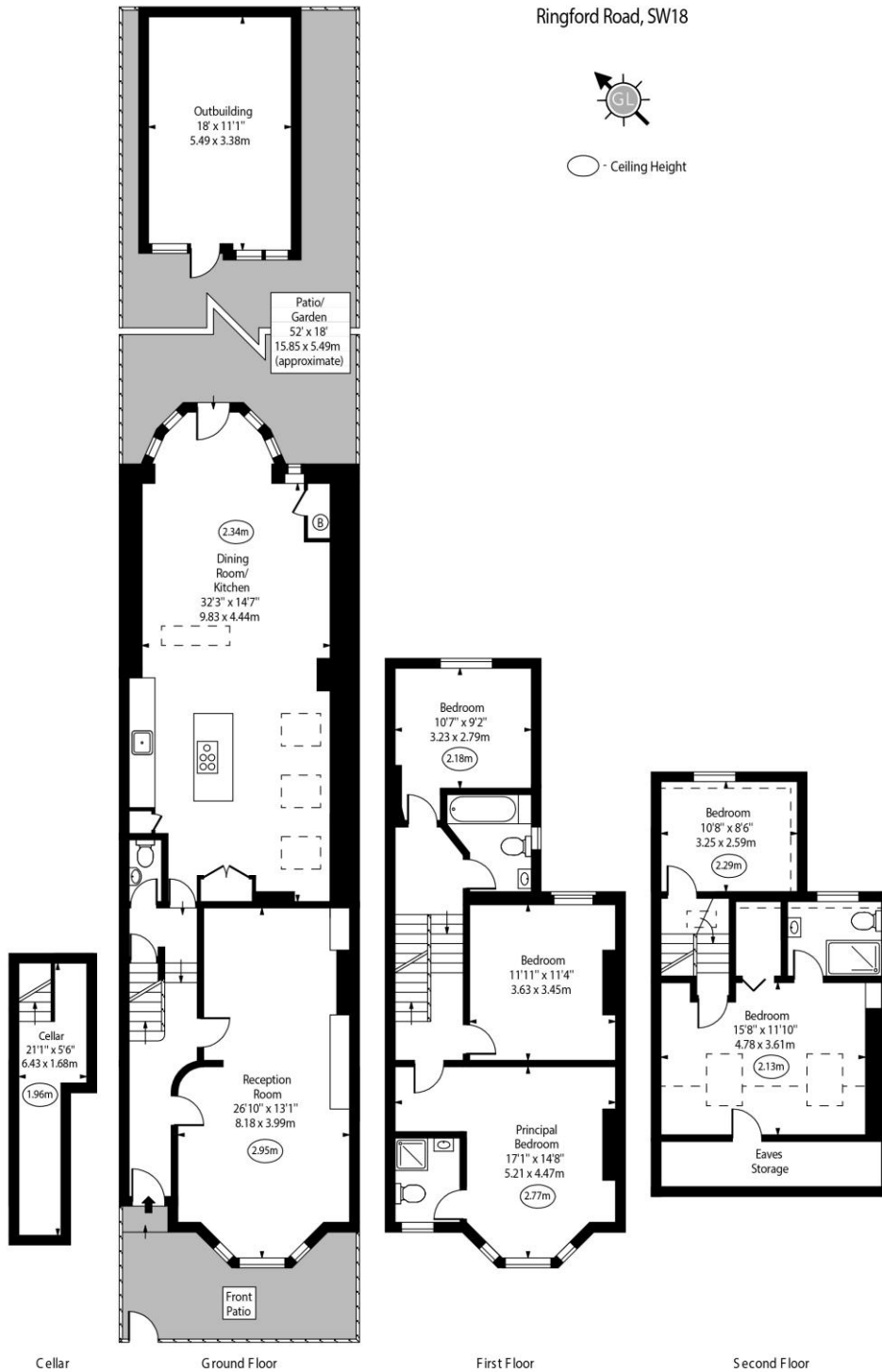
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Chestertons Putney Sales
 153 Upper Richmond Road
 London
 SW15 2TX
 putney@chestertons.co.uk
 020 8246 5959
 chestertons.co.uk

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○ - Ceiling Height



Approx Gross Internal Area 2005 Sq Ft - 186.26 Sq M
(Excluding Outbuilding)
Approx. Floor Area Including Restricted Heights 2145 Sq Ft - 199.27 Sq M
(Including Eaves Storage)
(Excluding Outbuilding)
Outbuilding Area 195 Sq Ft - 18.12 Sq M

For Illustration Purposes Only - Not To Scale
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