

Gwendolen Avenue
Putney

Dexters



Gwendolen Avenue

Putney

An impressive detached house on the favoured west side of Gwendolen Avenue, one of the most coveted streets in Putney.





Built around the late Victorian or early Edwardian era, the house is an elaborate double fronted red brick style with a garage and off-street parking. The home sits back from the street with a generous walled front garden surfaced in York stone, an exaggerated entrance and decorative stone embellishments.

On the ground floor there is a welcoming entrance hall which leads to the various versatile reception rooms which benefit from natural light from all sides and have period features and ornate ceilings. The room to the right is ideal for a study or TV room, and the room to the left could be a formal drawing

room or a play room. The third large reception room has engineered wood floors and leads to the vast rear extension. There is also a utility room with side access and leads to a full height heated cellar and plant room. The rear extension is the real heart of this family home. With four enormous floor-to-ceiling sliding doors, underfloor heating, modern bespoke kitchen with Barazza appliances and air-conditioning, it seamlessly connects to the magnificent west facing garden.

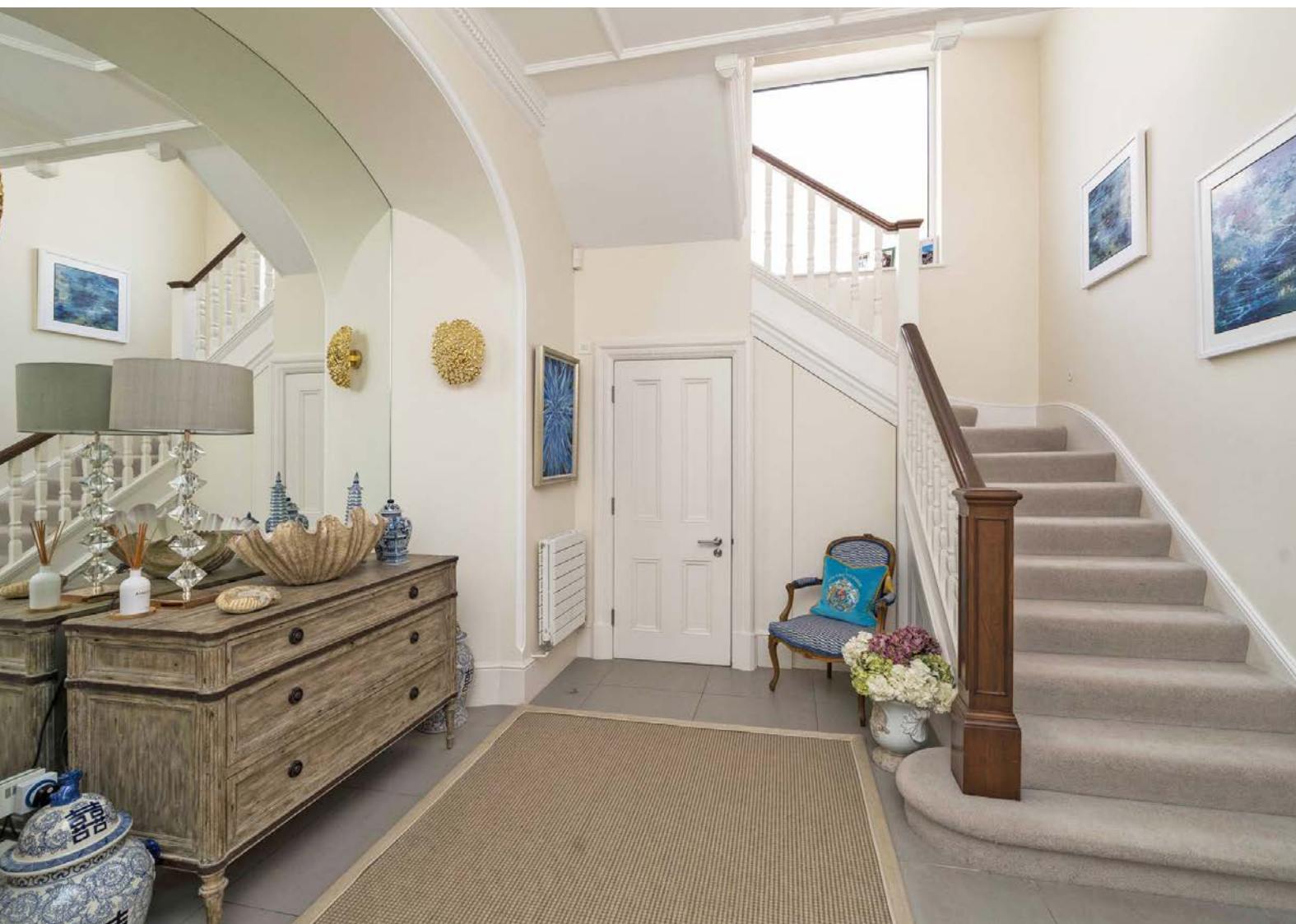
On the first floor is a huge principal suite with a dressing room and bathroom. There are two further

bedrooms, one en suite and a WC. On the top floor there are three further bedrooms and two more bathrooms.

The house is on a plot which is roughly 820sq.m / 8800sq.ft and has the most spectacular gardens with German Jura grey limestone tiles and an automatic irrigation system for the lawn and flower beds. On the south side, behind the garage is great for parking additional vehicles, storage or a seating area but could be used to extend the house in the future if desired (STPP). The garden is a major advantage of the house due to its privacy, size, design, access and

orientation (west). There are genuinely only a handful of houses in the area which offer a comparable garden.

The property is a short distance from Putney High Street, Putney rail station and East Putney underground (District line). Putney is famous for the proximity to world class education including several of the best independent schools in the country.





**Gwendolen Avenue, Putney
London, SW15**



TOTAL APPROX. FLOOR AREA 5,480.9 SQ. FT (509.2 SQ. M)

Energy Rating: xxxx. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



Price on application

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