



## Wadham Road, SW15

£1,295,000

This Victorian freehold cottage is in a first-class location in East Putney. The house has been extended by the current owners with bi-folding doors leading to a good size garden. There is a new boiler (2024) with a Nest Smart heating system, underfloor heating in the extension and the top bathroom. A new electrical consumer unit was installed in 2020.

The house retains period features such as sash windows (double glazed) and the fireplace in the living room is functional.

The 9 m (30 ft) garden has a thick rubber mat underneath the artificial lawn for kids' safety.

Wadham Road is close to East Putney Tube and Putney Mainline stations with Wandsworth Park and Putney High Street nearby. There are some fantastic schools in the catchment area including

### Features

- Three Bedrooms
- Victorian
- Freehold House
- Big (9 metre) Garden
- Modern Bathroom
- Recent Extension

# Wadham Road, London, SW15



Total area (approx.): 113.8 sq. m (1,224.9 sq. ft)  
(Excluding Eaves)