



**JAMES  
ANDERSON**



## FOR SALE

**£925,000**

**Crestway, Putney, SW15**

**Guide Price**

Offering close to 1500sq ft this lovely family home has been modernised and extended by the existing owners while providing ample entertaining space with its open plan living areas leading to a fabulous landscaped garden perfectly suited for the upcoming summer months.

The property benefits from a spacious entry hallway leading to the spacious reception room to the front with modern kitchen/diner to the rear featuring a downstairs WC and plenty of storage space.

Step through the sliding doors to the lovely landscaped rear garden with astro turf lawn perfectly suited for al-fresco dining or children's play areas while upstairs provides three spacious double bedrooms and shower room. The loft has been extended to provide another double bedroom with en-suite bathroom with additional eaves storage.

Crestway is situated within the popular Dover House Conservation area, benefiting from the picturesque green space of the Pleasance and Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Four Bedroom Family Home



Family Bathroom + En-suite Shower Room



Reception Room



Open Plan / Kitchen Diner



EPC Rating - D



Easy Access To Transport



Within Catchment For Highly Regarded Schools



Highly Regarded Location Close To Green Open Spaces



Refurbished & Extended Throughout



Sunny Rear Garden



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**020 8788 6611**

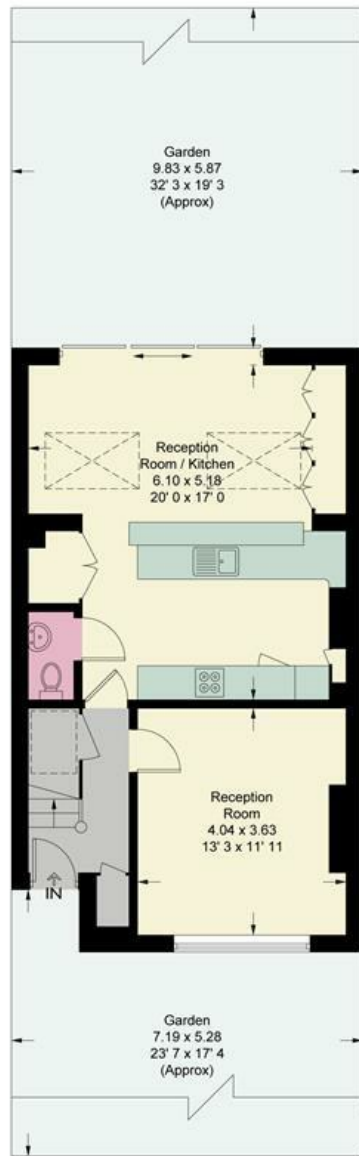


# Crestway

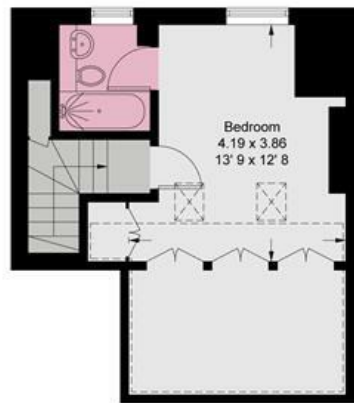
Approximate Gross Internal Area = 1283 sq ft / 119.2 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 138 sq ft / 12.8 sq m  
 Total = 1421 sq ft / 132 sq m



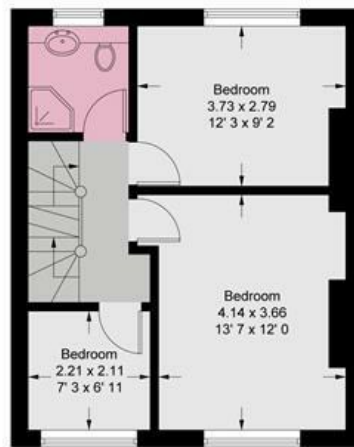
= Reduced headroom below 1.5m / 5'0



**Ground Floor**  
 618 sq ft / 57.4 sq m  
 (Including Reduced Headroom)



**Second Floor**  
 360 sq ft / 33.4 sq m



**First Floor**  
 443 sq ft / 41.2 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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