



**JAMES
ANDERSON**

Laverstoke Gardens
Putney SW15
Guide Price £500,000



Laverstoke Gardens Putney SW15

Offering over 1000sqft this wonderful four bedroom freehold house provides flexible ample living space, a sizeable secluded garden and a quiet and peaceful location suited for families.

Accommodation comprises of a spacious entry way, WC with wash hand basin, sizeable kitchen/dining area and a rear lounge with doors to private 40ft rear garden with a large brick built shed, ideal for storage and bikes.

Upstairs features four good sized bedrooms and a three piece shower suite while offering plenty of loft storage space.

A viewing is highly recommended.

Laverstoke Gardens is a short walk from the wide-open spaces of Richmond Park, Putney Heath and Wimbledon Common. Also close at hand is the local Sports Centre, Roehampton High Street and Waitrose local. There also numerous buses within a 5 minutes walk which provide swift access to Putney, Barnes and beyond.

Tenure - Freehold
EPC Rating - C
Council Tax band - D















C TAX
A SEP
B SEP
C 24-14
D 24-14
E 24-14







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Approximate Gross Internal Area = 1074 sq ft / 99.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 7 sq ft / 0.7 sq m
Storage = 59 sq ft / 5.5 sq m
Total = 1140 sq ft / 106 sq m



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