



**JAMES
ANDERSON**

Granard Avenue
London SW15
Guide Price £2,500,000



Granard Avenue London SW15

Occupying a prominent position on one of Putney's most sought-after residential roads, this exquisite four-bedroom detached family home offers generous proportions, refined interiors, and a wonderfully private rear garden.

Elegantly presented with a white rendered façade, the property has been thoughtfully extended and remodelled to create an impressive home with a semi open-plan layout, abundant natural light, and an effortlessly sophisticated ambience.

The ground floor opens into a spacious, dual-aspect reception and dining area, complete with two gas fireplaces and French doors that lead seamlessly to the garden—perfectly suited for both relaxed family living and formal entertaining. To the rear, a charming country-style kitchen and dining space adjoins a light-filled family room, enhanced by a side extension. A substantial ground floor study, ideal for remote working, and a cloakroom with WC further complement this level. Both the kitchen and study enjoy direct access to the garden and a pleasant outlook.

Upstairs, four well-proportioned double bedrooms are arranged across the first floor. The principal suite benefits from a sleek four-piece en suite bathroom and a dedicated dressing room. A second bedroom also features an en suite shower room, while a stylish family bathroom serves the remaining bedrooms. Ample storage is available throughout, and the large, fully boarded loft—spanning the footprint of the house—offers future potential, having previously received planning consent for two additional bedrooms and a bathroom.

Externally, the property is fronted by a twin block-paved driveway with off-street parking for at least two vehicles. The beautifully maintained rear garden features a stone-paved terrace, a lawn bordered by mature trees and shrubs for optimal privacy, and peaceful views towards a nearby church. Notably, the garden enjoys a particularly secluded aspect with no overlooking properties to the rear.







Børn to shop not to mOp



SOME PEOPLE WANT
IT TO HAPPEN, SOME
WISH IT WOULD
HAPPEN, OTHERS
MAKE IT HAPPEN.

Dishwasher
never
empty

CARPE
DIEM









THE BRAVER ARE STRONGER
THE TALENTED ARE
THE BRILLIANT
ARE THE BRAVEST





A white shelving unit with multiple shelves. The top shelf holds a framed certificate, a small model airplane, and a football. Below, the shelves are filled with books, including titles like 'TRAFALGAR' and 'CATASTROPHE'. There are also some electronic devices and storage bins on the lower shelves.





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Approximate Gross Internal Area = 2585 sq ft / 240.1 sq m
(Including Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 69 sq ft / 6.4 sq m



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Ground Floor
1376 sq ft / 127.8 sq m
(Including Reduced Headroom)

■ = Reduced headroom below 1.5m / 5'0"



First Floor
1209 sq ft / 112.3 sq m
(Including Reduced Headroom / Eaves)



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