



26 Crestway
London, SW15 5BY

 **RIDGESTONE**
PROPERTY

26 Crestway, London, SW15 5BY

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The Property

This fantastic family home has been fully extended and beautifully refurbished by the existing owners, offering versatile living space and 3 double bedrooms in this prized West Putney location.

The front reception is south facing and is wonderfully bright and welcoming, and this leads through to an impressively extended kitchen and dining room with high specification appliances, central island with breakfast bar, and full width bi-fold doors leading out to the private garden. The ground floor also benefits from quality engineered oak flooring throughout, a wine fridge and electric VELUX skylights.

The 3 double bedrooms and 2 bathrooms are over the first and second floors, including the master bedroom with ensuite. The additional study could easily double up as a cot-room if required.

The property is uniquely setback from a very quiet residential road and has immediate access to a well maintained and extensive communal garden space, which is particularly rare to find in this part of town.

Location

Crestway is located at the top of the Dover House Conservation Area, close to the Roehampton Playing Fields and tennis courts. It's also within a few minutes' walk from Putney Heath which offers 400 acres of protected parkland and is a lovely greenspace to have on your doorstep.

Putney's mainline and Underground Stations allow for swift connections to the West End and the City, and Wimbledon Village and Putney Town Centre are both a short distance away with a brilliant offering of local shops, restaurants and amenities.

The house is located within a strong catchment of highly rated nurseries and schools, and this is one of the many reasons the local area is so popular with families.

Guide Price

£1,050,000

Tenure

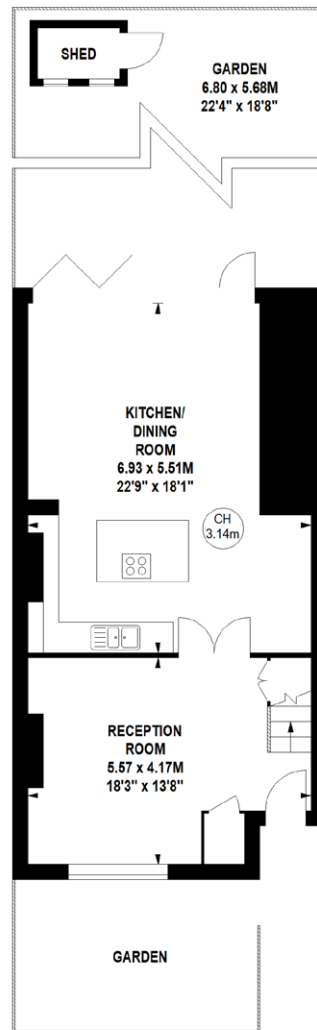
Freehold

Local Authority

Wandsworth



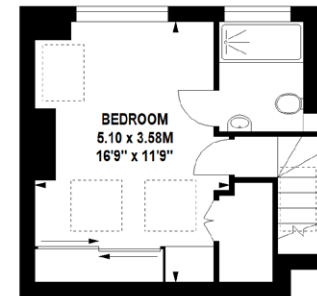




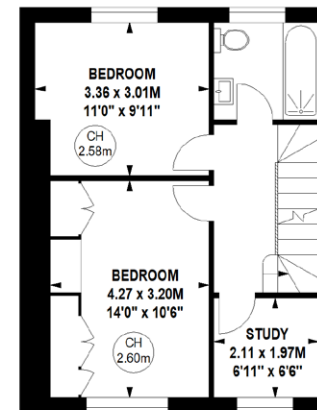
598 sq ft
Ground Floor

Crestway, SW15
Approximate gross internal area
121.79 sq m / 1311 sq ft

Key :
CH - Ceiling Height



291 sq ft
Second Floor



422 sq ft
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.