



34 Crestway
London, SW15

 **RIDGESTONE**
PROPERTY

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The Property

Tucked away from the road in a peaceful corner of West Putney, this much-loved freehold house combines a beautifully maintained home and garden with exciting potential for the future. Shared access to an attractive green at the front creates an unusually open, leafy setting, giving the property a sense of space and seclusion that is seldom found in London.

Owned and carefully looked after by the current owner for many years, the house offers a welcoming home today, with the opportunity to extend and reconfigure to create a more substantial family house, subject to the necessary planning permissions and consents. For buyers looking to put down roots, it is a compelling opportunity to shape a home around their family's changing needs.

The lovely rear garden is a particular highlight, providing an inviting setting for outdoor dining, children's play and quiet afternoons. Together with the shared green at the front, it gives the house a distinctive connection to its surroundings.

Location

Schooling is a strong part of the area's appeal for families, with local options including Granard Primary School and Ark Putney Academy, alongside independent provision such as Putney High School.

Putney Heath is close by, offering woodland walks and open spaces, while Richmond Park is a short drive away. Putney town centre is within walking distance, with its shops, cafés and restaurants complemented by walks along the Thames. The property also benefits from proximity to mainline services at Putney station and the District line at East Putney, providing convenient connections to central London.

With its secluded position, attractive outdoor space and scope to grow, this is a wonderful opportunity to create a lasting family home in a leafy and established part of West Putney.

Guide Price

£750,000

Tenure

Freehold

Local Authority

Wandsworth

EPC Rating

TBC





Approximate Gross Internal Area = 985 sq ft / 91.6 sq m
(Including Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Contact

T: +44 (0) 7867 526 071
E: hello@ridgestoneproperty.com

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