



**JAMES
ANDERSON**

Beaufort Close
London SW15
Price Guide £1,400,000



Beaufort Close London SW15

Nestled in the desirable Beaufort Close within Highlands Heath, Putney, this splendid end-of-terrace house offers a perfect blend of comfort and modern living. Spanning over three floors and boasting an impressive 1628 square feet, the property features three well-proportioned bedrooms and two stylish bathrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, including a formal space on the raised ground floor, perfect for entertaining guests or enjoying quiet evenings. The heart of the home is undoubtedly the expansive kitchen/living/dining area, which is enhanced by bi-folding doors that seamlessly connect the indoor space to the large landscaped garden. This private outdoor oasis, complete with side access and an electric awning, provides an excellent setting for gatherings and relaxation, all while being not overlooked by neighbouring properties.

Additional conveniences include a study, a utility room, and a double-length garage, complemented by a driveway that accommodates two allocated parking spaces. The property is situated within a secure gated community, offering peace of mind with an on-site caretaker and a reasonable service charge of £525 per month, which covers refuse collection from Monday to Friday.

The location is truly exceptional, with the natural beauty of Putney Heath and Wimbledon Common just a stone's throw away, providing ample opportunities for outdoor activities and leisurely strolls. This home presents a rare opportunity to enjoy a tranquil lifestyle in a vibrant community. This property is not to be missed for those seeking a harmonious blend of space, style, and convenience in one of London's most sought-after areas.

















Beaufort Close

Approximate Gross Internal Area = 1891 sq ft / 175.6 sq m
(Including Reduced Headroom / Garage)

Reduced Headroom = 14 sq ft / 1.3 sq m

Garage = 263 sq ft / 24.4 sq m



JAMES
ANDERSON



JAMES
ANDERSON

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.





151 Upper Richmond Road
Putney
London
SW15 2TX

0208 785 4400
sales@japutney.co.uk

