



Colinette Road
Putney, SW15

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A Characterful Home in The Heart of Putney

Positioned on a peaceful residential road in West Putney, this characterful two-bedroom home offers approximately 1,001 sq ft of internal accommodation, together with an additional 334 sq ft of useful loft space.

Arranged principally across the ground and first floors, the house combines well-proportioned living space with a generous private garden, off-street parking and considerable versatility for modern family life. The ground floor begins with a third flexible front room, currently identified on the floorplan as an office or bedroom. This space would work equally well as a home office, guest bedroom, playroom or separate snug. Beyond is a comfortable reception room with timber flooring and attractive built-in shelving. The reception space flows naturally into the kitchen and dining room, creating a sociable layout for everyday living and entertaining.

The kitchen has been finished with shaker-style cabinetry, integrated appliances, extensive work surfaces and a glazed vaulted roof that brings an abundance of natural light into the room. French doors open directly onto the rear garden, establishing a strong connection between the house and its outside space. The first floor provides two further bedrooms and a family bathroom. Above, the substantial loft extends to approximately 334 sq ft and is currently arranged as two useful storage areas, offering valuable additional space and possible future potential, subject to the necessary permissions and consents.

Outside, the rear garden extends to approximately 35 feet and provides a private setting for outdoor dining, entertaining and relaxation. The property also benefits from off-street parking to the front. Combining flexible accommodation, excellent natural light and generous outside space, this is an appealing Putney home with the ability to adapt as its owners' needs evolve.



A Putney Home
with Space to Grow



Village Character. London Connectivity.







Where Putney life meets London connectivity.

- Characterful Two-bedroom home
- Approximately 1,001sqf
- Additional loft 334 sq ft
- Third office/nursery room on the ground floor
- Separate reception room
- Kitchen and dining room opening onto the garden
- Vaulted glazed roof providing excellent natural light
- Family bathroom and ground-floor WC
- Private rear garden extending to approximately 35 feet
- Off-street parking
- Convenient for Putney town centre and Putney station



The Heart of Putney

Location:

Colinette Road is a peaceful residential street in West Putney, combining an attractive neighbourhood setting with convenient access to Putney's shops, restaurants, schools and transport connections.

Putney High Street and the surrounding roads provide a broad selection of cafés, restaurants, pubs, supermarkets and independent businesses, while Lower Richmond Road offers a more relaxed collection of neighbourhood shops and places to eat.

The River Thames, Putney Embankment and the open spaces surrounding the river provide excellent opportunities for walking, running, cycling and rowing. Putney Heath, Wimbledon Common and Richmond Park are also within easy reach, giving residents access to some of south-west London's finest green spaces.

Putney railway station is approximately 0.6 miles from the Colinette Road postcode area and provides regular services towards Clapham Junction and London Waterloo. East Putney Underground station offers District line services, while numerous local bus routes connect the area with Barnes, Fulham, Hammersmith, Richmond and central London.

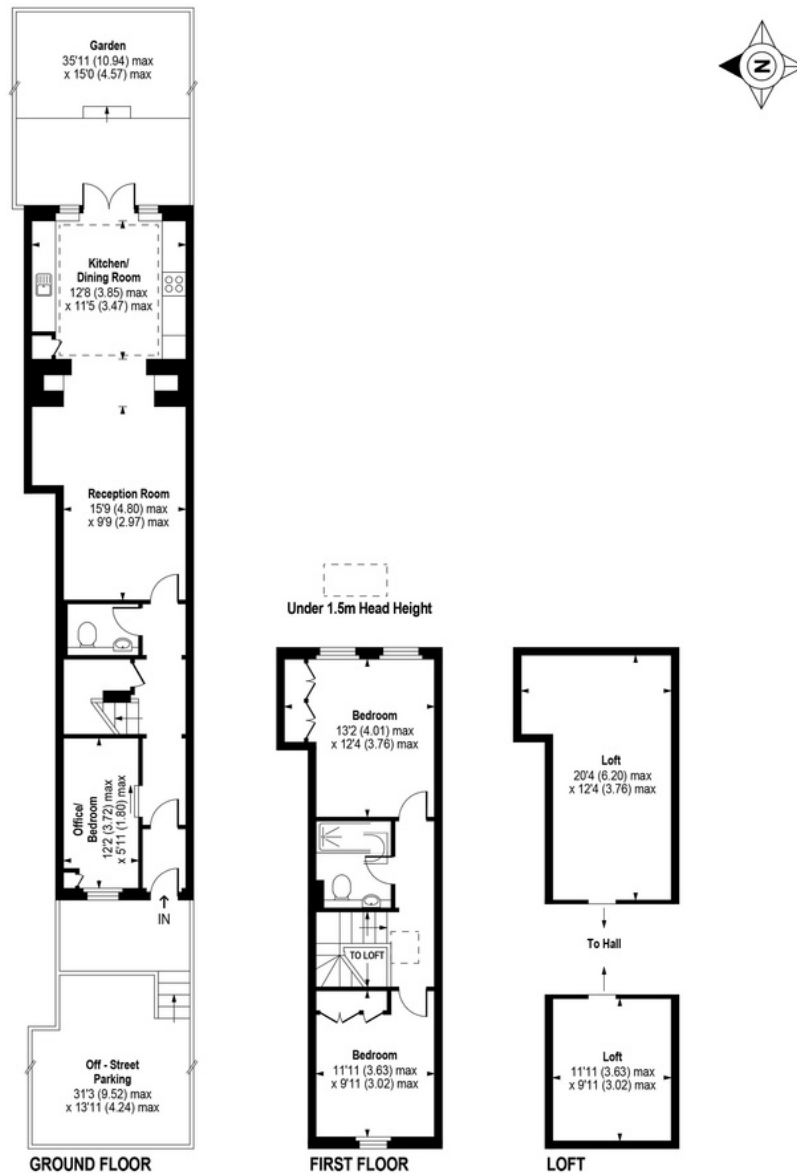
The area is particularly popular with professionals, couples and families, offering a balance of excellent connectivity, established local amenities and a strong sense of community.



Colinette Road, SW15

APPROX. GROSS INTERNAL FLOOR AREA 1001 SQ FT / 93.0 SQ METRES

APPROX. EXCLUDING LOFT AREA 334 SQ FT / 31.0 SQ METRES



For illustrative purposes only. Dimensions are approximate and not to scale. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective buyers or tenants should make their own inquiries and rely on their own inspections.

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