

EDEN HOMES



4 Newnes Path, Putney, SW15 5JB

Asking price £685,000

A rare opportunity to acquire a well-presented three-bedroom home located within the Newnes path development in the ever-popular Dover House Conservation Area. The property has boasts of light and space and has been thoughtfully extended at the rear to create a spacious living room, featuring bi-fold doors that open out onto a private rear garden—perfect for both relaxing and entertaining. In addition, the home benefits from a large, separate fully fitted bespoke kitchen offering ample storage and preparation space. Upon entering the property, you are welcomed by a generous entrance hall which provides additional versatile space, ideal for use as a home office, study area, or reading nook. Upstairs, the home comprises three bedrooms, two of which are particularly spacious, along with a well-appointed family bathroom. The property offers an excellent layout and is perfectly suited for family living offering ample storage or as an ideal first-time purchase. The surrounding area offers a wonderful balance of convenience and green open spaces. The property is within easy reach of Putney High Street, East Sheen, and Barnes, all of which provide a wide range of shops, cafés, restaurants, and local amenities. For outdoor recreation, the beautiful green spaces of Putney Heath, Richmond Park, and Barnes Common are all close by, along with the scenic walks along the River Thames at Putney. Excellent transport connections are also nearby, with Barnes railway station providing convenient mainline services, alongside local bus routes offering easy access to the surrounding areas and central London.

















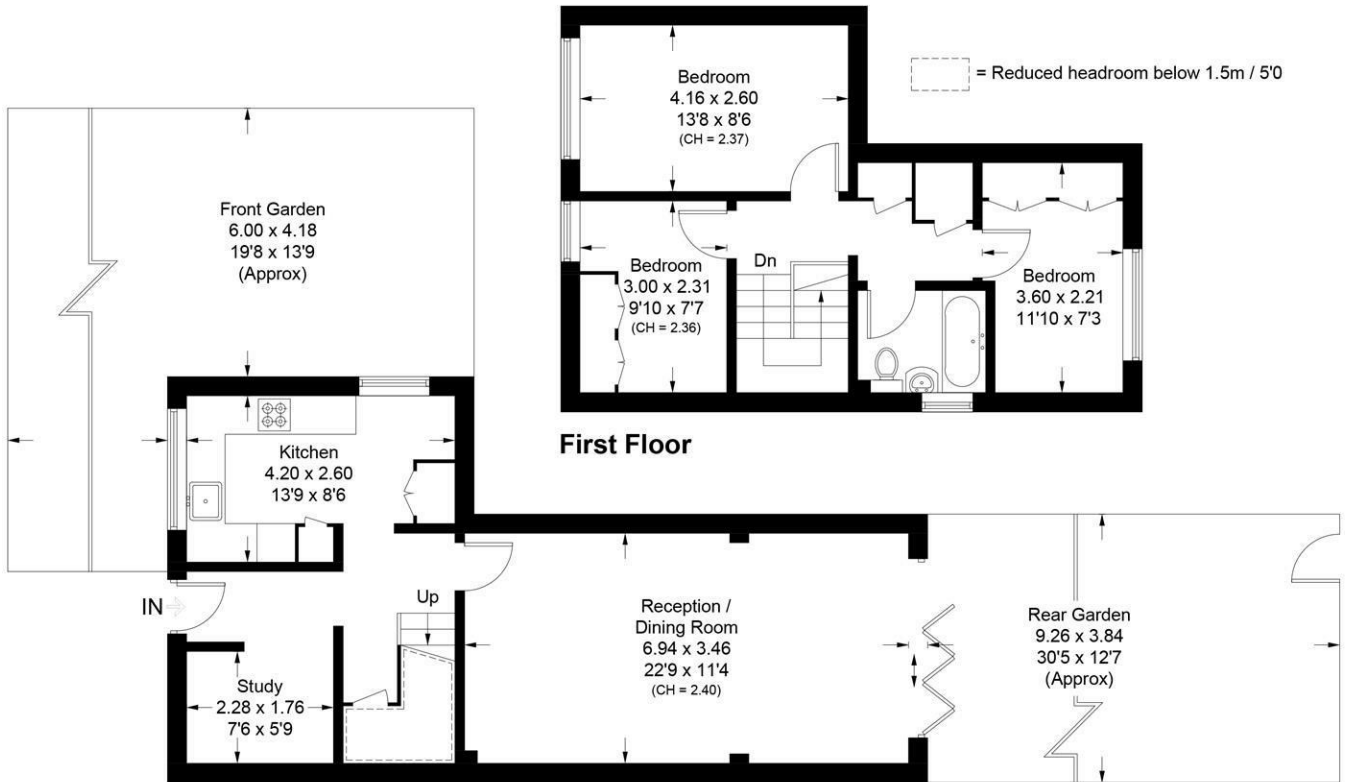




Floor Plan

Newnes Path, SW15

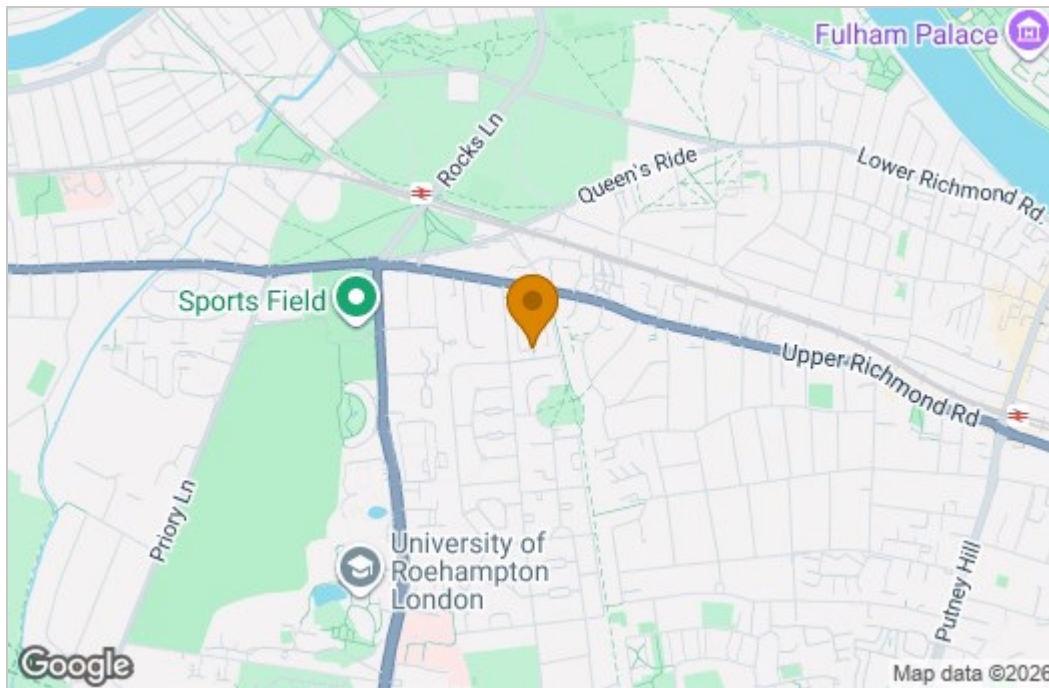
Approximate Gross Internal Area = 89.9 sq m / 968 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1282041)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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