

Hamptons

INTERNATIONAL



Chartfield Avenue, London, SW15

5  3  3 

£2,650,000
(£2,650,000)

Property details



Key features

- **Modern Family Home**
- **Favoured West Putney Location**
- **Nearly 3200 Sq Ft**
- **Reception Room**
- **Extended Kitchen/Dining Room**
- **Family Room/Cinema**
- **Generous Principal Bedroom Suite**
- **Three Further Double Bedrooms**
- **Two Bathrooms**
- **Gated Driveway**

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Description

This substantial modern family home in West Putney offers nearly 3,200 sq. ft. of accommodation over four floors, with extended living space, private gardens, and gated off street parking. The internal accommodation includes a wide entrance hall, with cloakroom, and double doors opening to a spacious reception room, with feature fireplace and a box bay window to the front, which enjoys the afternoon sun. Through the hall is the modern kitchen, which is a fantastic space for family living, having been extended by the current owners. This space now offers both kitchen, dining and entertaining living space, with and double aspect garden room with floor to ceiling windows and doors opening to the garden. Downstairs is a wonderful family/cinema room, with useful storeroom, cloakroom and separate utility room. Rising to the first floor, the principal suite is of impressive proportions, with the bedroom being extremely generous. It benefits from an en-suite bathroom and walk-in wardrobe, with another well-proportioned double room, and family bathroom across the landing. The top floor of the house has two further double bedrooms, one of which boasts an en-suite shower room. Externally, electrically operated gates provide both security and privacy from the road, and open to the front garden and off-street parking. Useful side access leads to the rear garden, which is fully enclosed and is mainly laid to lawn, with a wooden shed.

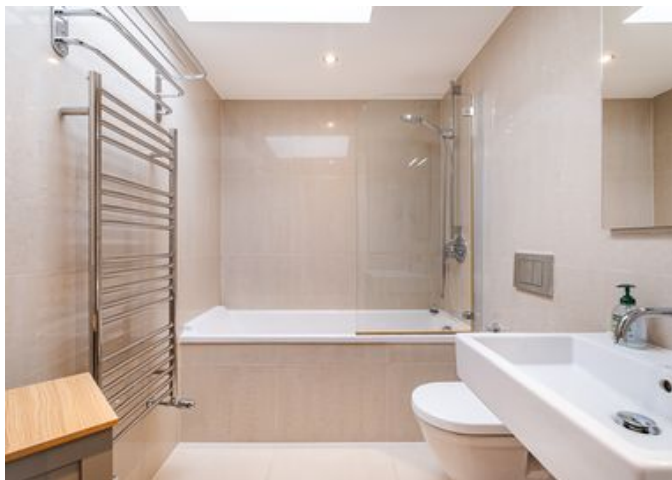
Situation The house is situated on Chartfield Avenue, one of the premier roads in West Putney. Its location allows easy access to the many amenities that Putney has to offer, including shops, restaurants, coffee houses, bars and supermarkets. The area benefits from numerous excellent schools and the vast open spaces of Putney Heath and Richmond Park. Putney mainline train station (approx. 0.5 mile) and East Putney tube station (approx. 0.7 mile) offer quick access into Central London. The A3 is a short drive away, providing a swift exit to most parts of the South coast and the surrounding countryside. Property Ref Number: HAM-63189



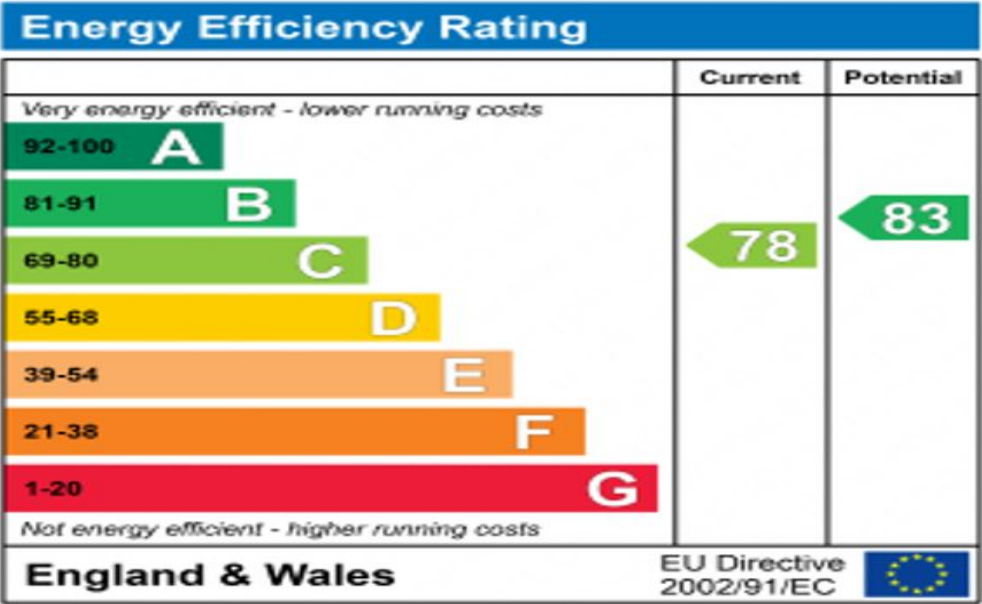












Floor plan

CHARFIELD AVENUE

Approximate Gross Internal Area (excluding reduced headroom / Shed / Void)

Lower Ground floor = 623 sq. ft. (57.9 sq. m.)

Ground floor = 1116 sq. ft. (103.7 sq. m.)

First floor = 831 sq. ft. (77.2 sq. m.)

Second floor = 510 sq. ft. (47.4 sq. m.)

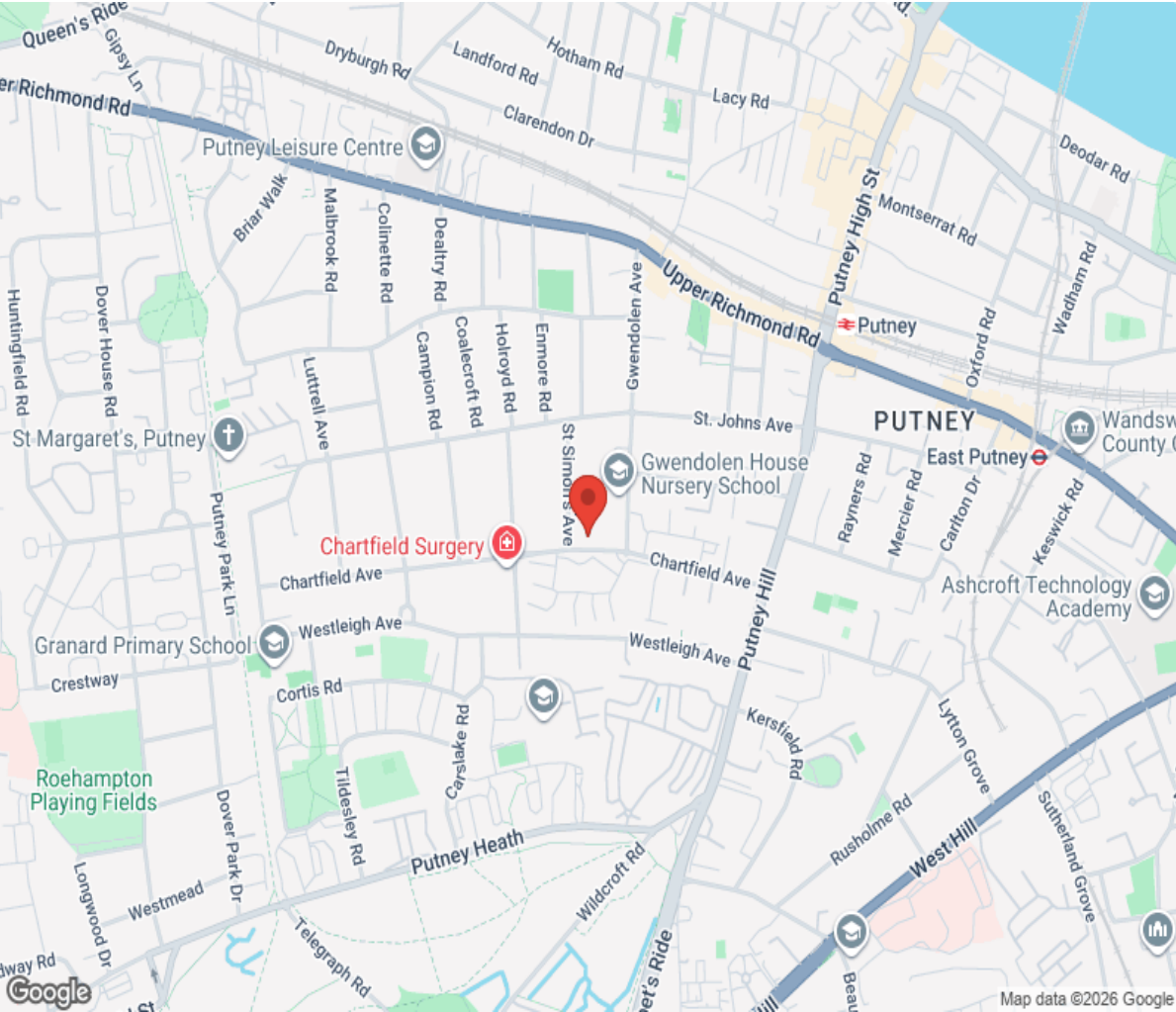
Reduced headroom = 113 sq. ft. (10.5 sq. m.)

Total = 3193 sq. ft. (296.7 sq. m.)



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, doors and windows locations before making any decisions about your plans.

Location



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