

Hamptons

INTERNATIONAL



St. John's Avenue, London, SW15

4  2  2 

£1,500,000

(£1,500,000)

Property details



Key features

- **Modern**
- **Freehold House**
- **1661 Square Feet**
- **Open Plan Reception/Kitchen**
- **Further Reception Room**
- **Three Double Bedrooms**
- **Walk In Wardrobes**
- **Private Garden**
- **Driveway Parking**
- **No Onward Chain**

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Description

A wonderful four bedroom modern family home located in the heart of Putney. This house is perfect for modern living with an abundance of natural light and sleek design. The property benefits from off street parking for two cars, and a generous garden. With versatile living space on the ground floor and well proportioned bedrooms above with two bathrooms, including walk in wardrobes and additional Fully renovated and extended in 2020 by a respected local developer, this three-storey freehold house has been impeccably maintained and is presented in excellent condition throughout. The ground floor provides impressive and flexible living space. A generous entrance hallway offers coat storage, a utility cupboard, and a guest cloakroom. To the front, sliding doors open to a versatile dining room, connecting seamlessly with the open-plan reception area. To the rear, a bright kitchen and living space is enhanced by bi-folding doors opening onto the private garden. The kitchen is fitted with high-quality integrated Bosch appliances and a breakfast bar, while the living area features a bespoke media wall by Novamobili, with further fittings from the same brand found throughout the house. The upper floors comprise three well-proportioned double bedrooms. The first floor includes two bedrooms, a third room converted to a stylish walk-in wardrobe, and a contemporary family bathroom. The top floor is dedicated to the principal suite, featuring an en suite shower room, walk-in wardrobe, eaves storage, and a Juliette balcony providing excellent natural light. Both bathrooms are finished to a high standard and commissioned from Porcelanosa. Additional benefits include remotely controlled blinds by Luxaflex, a Banham security system, double glazing, fresh redecoration throughout, and a private driveway offering off-street parking for two cars with additional bin storage. Situation Carlton Villas is set in a well-connected and lively part of Putney, offering excellent convenience for day-to-day living. Being just 0.1 mile from East Putney, and local amenities can be found along Upper Richmond Road, where there are also various bus routes, along with rail services from Putney mainline station 0.3 mile from the house. Property Ref Number: HAM-64978



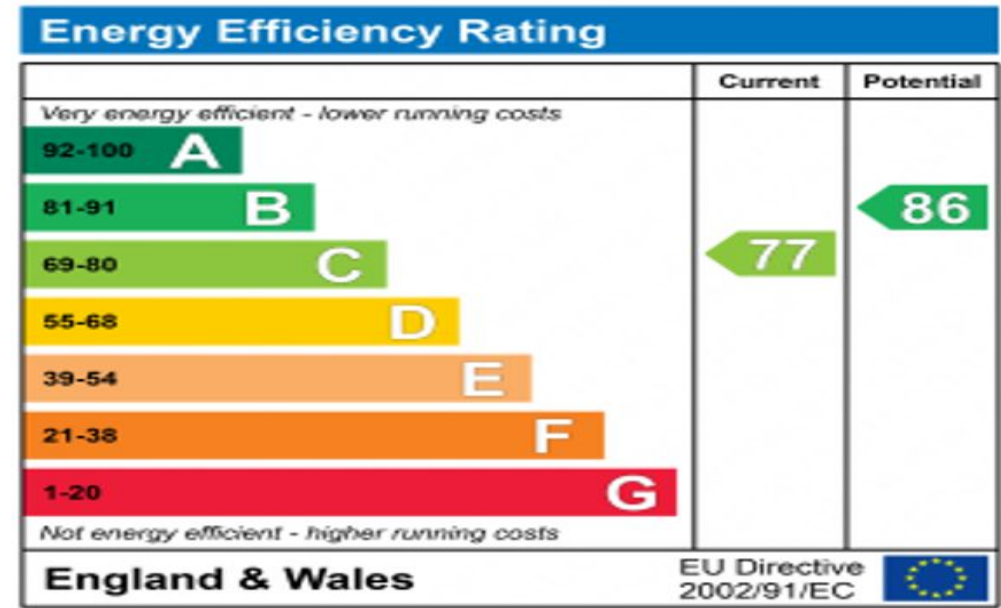












Floor plan

31, OLVENS AVENUE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 753 sq. ft. (70.0 sq. m.)

First floor = 441 sq. ft. (41.0 sq. m.)

Second floor = 351 sq. ft. (32.6 sq. m.)

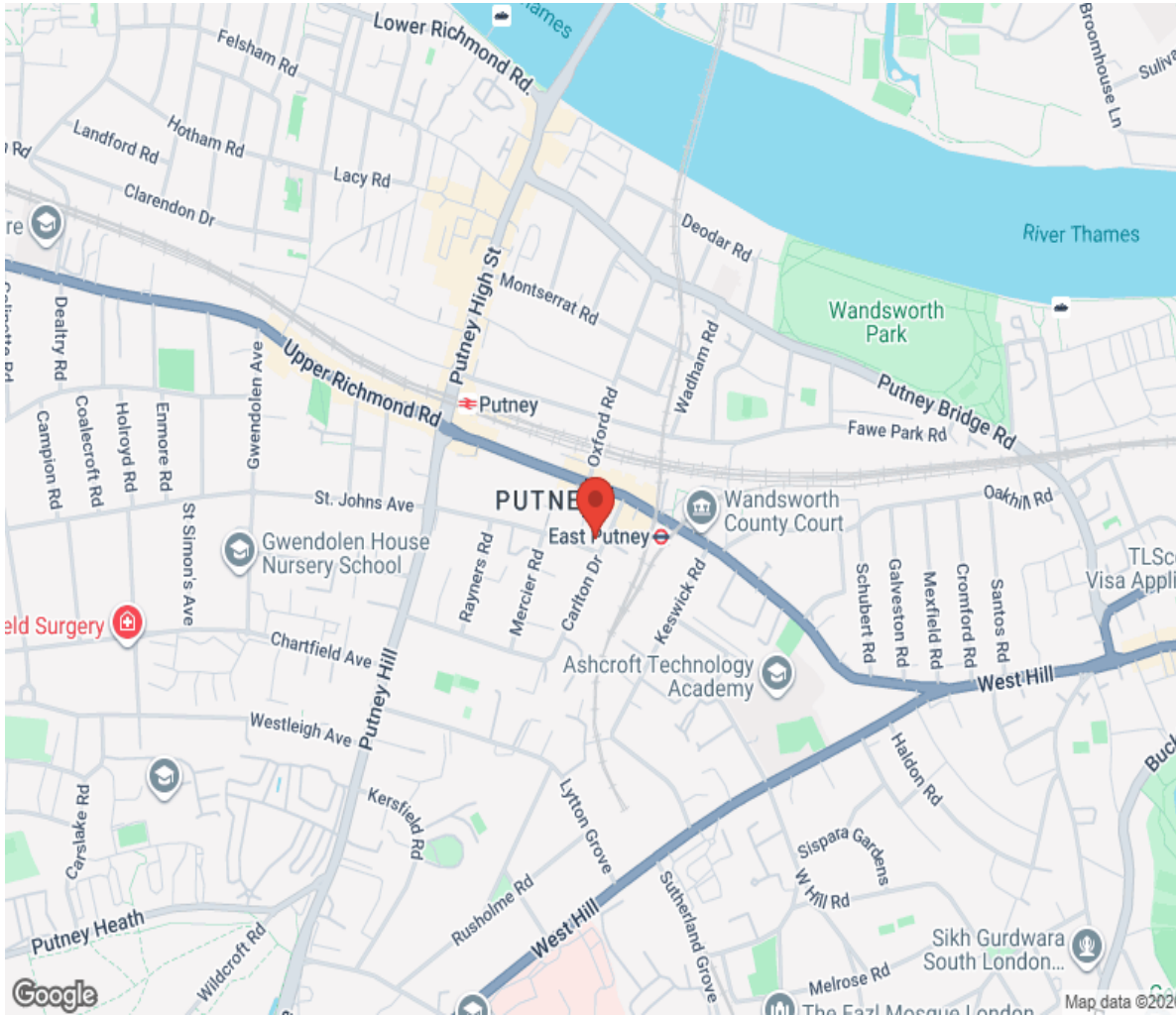
Reduced headroom = 116 sq. ft. (10.8 sq. m.)

Total = 1661 sq. ft. (154.4 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, drawings and contracts before making any decisions about your home.

Location



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