

Hamptons

INTERNATIONAL



Cromford Road, London, SW18

5  2  3 

£1,900,000
(£1,895,000)

Property details



Key features

- **Victorian Family Home**
- **East Putney**
- **Period Features**
- **2175 Sq Ft**
- **Five Bedrooms**
- **Three Reception Rooms**
- **Open Plan Kitchen**
- **Two Bathrooms**
- **Two Cloakrooms**
- **Cellar Storage**

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Description

A spacious five bedroom Victorian family home, in a favored East Putney location, with 2,175 sq. ft. of internal accommodation and a west facing garden. This spacious Victorian family home is positioned in a favoured East Putney location and offers well proportioned living accommodation over three floors. An impressive double front door with traditional stained glass panels opens into the entrance hall, with stairs leading to the first floor and down to the cellar, which provides useful storage, as well as a downstairs cloakroom. Moving through to the double reception room, this wonderful living space benefits from a wealth of period features, complemented by the modern convenience of replacement bay windows and a contemporary wood burning stove set within a period fireplace. The room also benefits from several built in cupboards with shelving above. To the rear of the house is an extended open plan kitchen and dining room, filled with natural light and featuring doors that open directly onto the garden. Off the kitchen is a further reception room with a beautiful stone fireplace, inset with another modern wood burning stove and built in cupboards. Currently used as a home office, this versatile space at the centre of the house would also make an excellent playroom. Upstairs, the principal bedroom is positioned at the front of the house and benefits from extensive built in storage, as well as the morning sun from the eastern aspect. The first floor also offers a further double bedroom, a single bedroom to the front, and a spacious family bathroom with a bath and separate shower, together with an additional cloakroom off the landing. On the second floor are two exceptionally well proportioned bedrooms, which share a modern Jack and Jill shower room. Externally, the house is set well back from the road behind an enclosed front garden, with an attractive tiled pathway leading to the front door. A particularly useful covered side passage runs alongside the house, secured by doors at both ends and providing convenient access to the rear garden. The garden itself is beautifully established, with mature planting including a wide variety of shrubs and perennials, rose bushes, herbs beside the kitchen, a stunning wisteria arch and a Canary Island date palm. A wooden shed provides a garden workshop equipped with light and power and extensive shelving for tools. A further noteworthy benefit of the house is the investment the current owners have made in improving its energy efficiency, significantly enhancing the performance of this period home while helping to reduce annual running costs. These improvements include solar panels on the roof, which feed into battery storage in the cellar, together with an air source heat pump. Situation Cromford Road is a popular residential road in East Putney and is 0.5 mile from East Putney tube station, easy access to the Thames Clipper commuter boats (fantastic for fast access to Central London, the City, and Canary Wharf) and is either 0.8 mile to Putney overground or 0.9 mile to Wandsworth Town for overground train services. East Putney, Putney High Street and Lower Richmond Road offer an impressive array of shops, restaurants, and bars, along with the nearby amenities of Old York Road and the Wandsworth Ram Quarter. The road is also in close proximity to the River as well as the green open spaces of Wandsworth Park. Property Ref Number: HAM-65301

















Floor plan

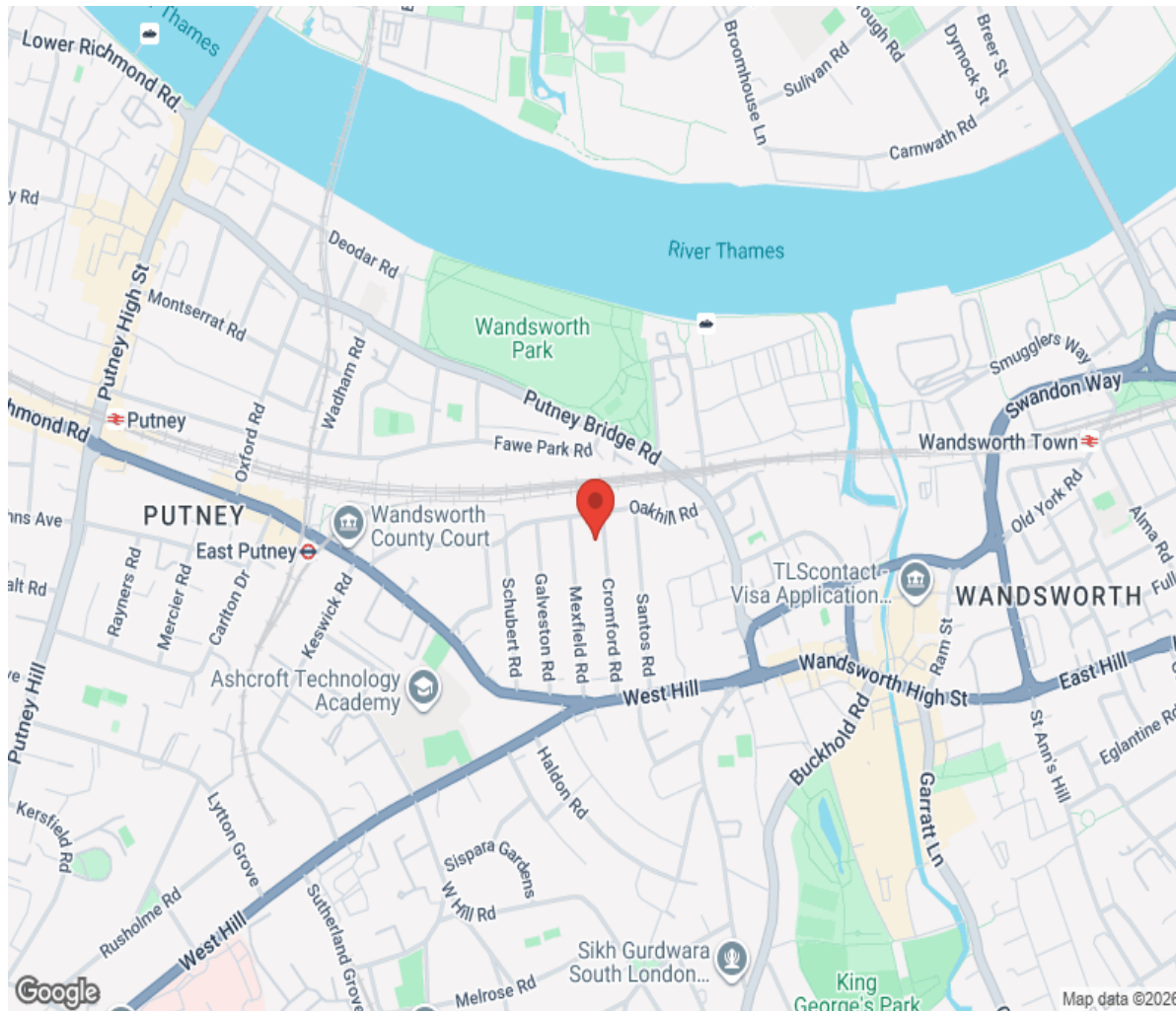
CRYSTAL PALACE

Approximate Gross Internal Area
Basement = 122 sq. ft. (11.3 sq. m.)
Ground floor = 929 sq. ft. (86.3 sq. m.)
First floor = 598 sq. ft. (55.6 sq. m.)
Second floor = 526 sq. ft. (48.9 sq. m.)
Store / Shed = 172 sq. ft. (16.0 sq. m.)
Total = 2347 sq. ft. (218.1 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, shapes and room locations before making any decisions about your plans.

Location



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