

Hamptons

INTERNATIONAL



Howards Lane, London, SW15

5  2  2 

£2,500,000
(£2,495,000)

Property details



Key features

- **West Putney**
- **Convenient Location**
- **Double Reception Room**
- **Extended Kitchen Reception Space**
- **Five Bedrooms**
- **Two Bathrooms**
- **South Facing Garden**
- **Driveway Parking**

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Description

This extended semi detached period home in West Putney enjoys spacious accommodation, with driveway parking and a wonderful south facing rear garden. This modernised semi detached period house in West Putney is an excellent example of a spacious family home, offering a wider than average footprint and generous accommodation across three floors. To the front of the house, there is valuable off street driveway parking with space for two vehicles. The two front reception rooms are combined to create a very spacious lounge and TV room. To the rear is an extended modern kitchen with open plan reception and dining space, featuring bifold doors opening onto the wonderful south facing garden. Adjacent to the kitchen is a useful utility room with downstairs cloakroom, while a staircase leads down to a deceptively large basement, providing excellent storage. Over the first floor are three generous double bedrooms, with the principal bedroom positioned at the front of the house, enjoying views across the road towards Putney Lawn Tennis Club. The two further bedrooms are well proportioned and served by a family bathroom. The top floor provides a further double bedroom, a second family bathroom and a double loft bedroom, offering excellent flexibility for growing families or those working from home. The current owners have significantly improved the property, carrying out an extensive programme of refurbishment whilst preserving the original features. Benefits include air conditioning to the kitchen and bedrooms, Cat 5 wiring throughout the house and professionally refurbished double glazed sash windows. Externally, the front of the property provides driveway parking, while the rear garden is a real highlight. Measuring approximately 56 feet, it offers a private outlook, is well established and enjoys plenty of sunshine throughout the day thanks to its south facing aspect. Situation Located in the desirable West Putney, Howards Lane is close to a range of local schools and excellent transport links, including Putney Mainline Station and East Putney Underground Station, where the District line provides easy access into Central London. Richmond Park, Wimbledon Common and the exclusive Roehampton Club are all nearby. Property Ref Number: HAM-66479











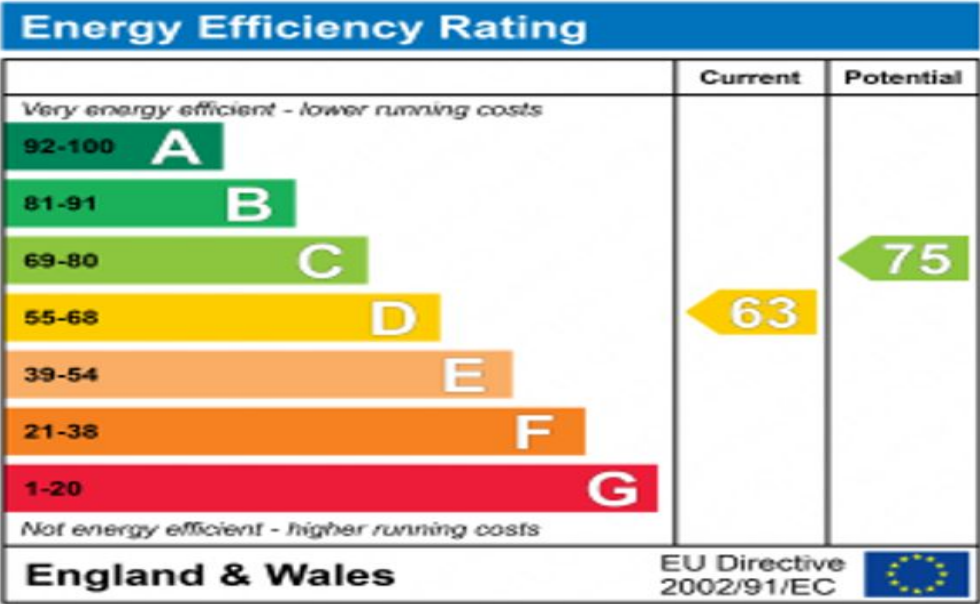












Floor plan

HUNTERS LEASE

Approximate Gross Internal Area (excluding reduced headroom / eaves)

Cellar = 162 sq. ft. (15.1 sq. m.)

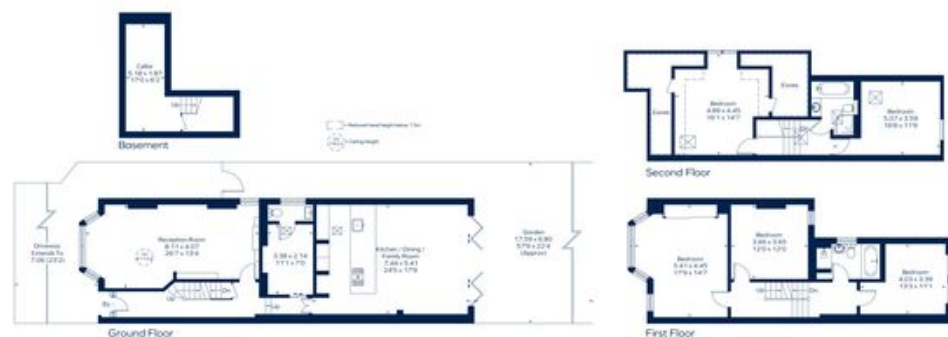
Ground floor = 1012 sq. ft. (94.0 sq. m.)

First floor = 694 sq. ft. (64.5 sq. m.)

Second floor = 504 sq. ft. (46.8 sq. m.)

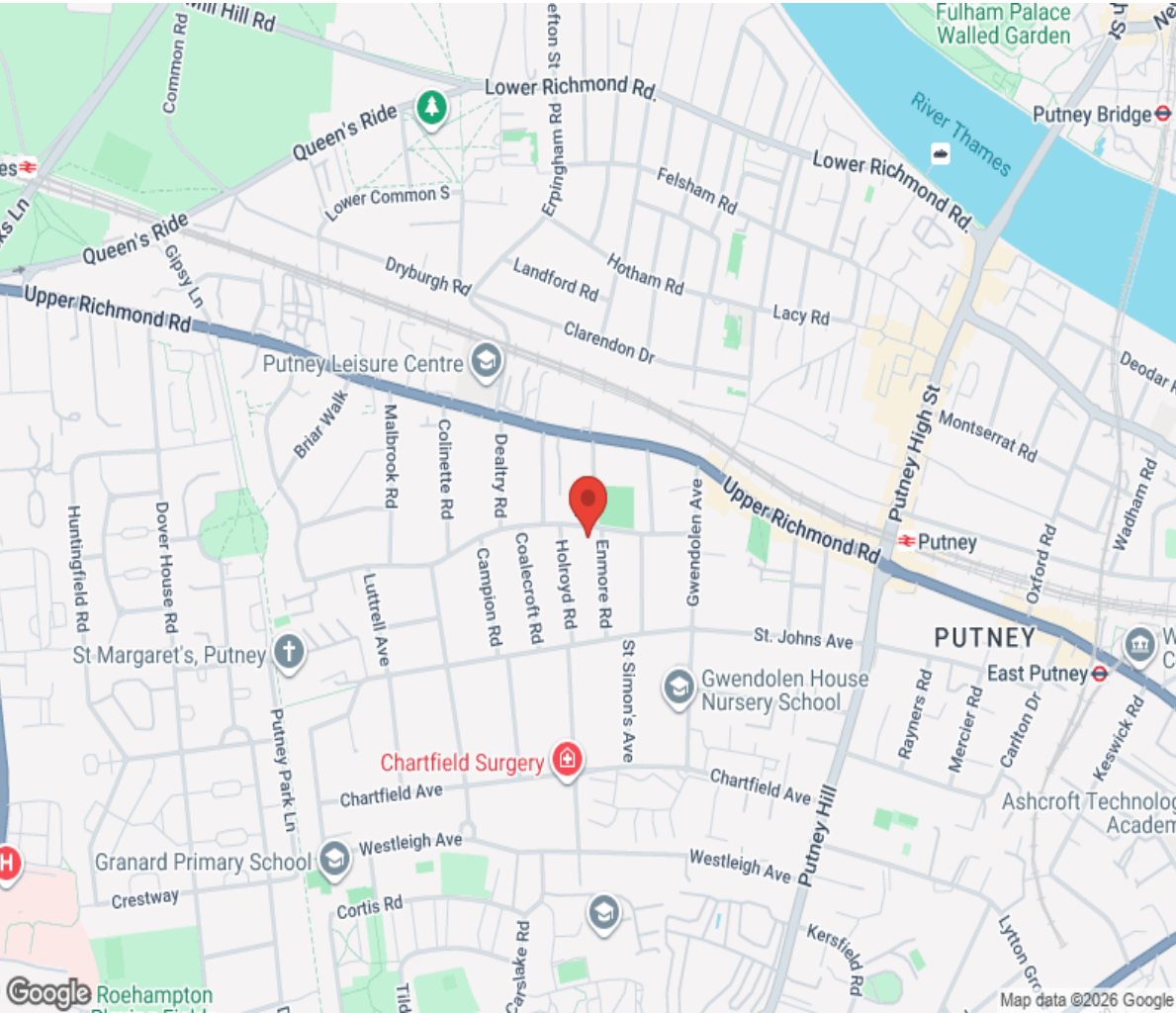
Reduced headroom / eaves = 148 sq. ft. (13.8 sq. m.)

Total = 2520 sq. ft. (234.2 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 them.

Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com