

Wimbledon Village Wimbledon Park Putney 020 8944 2918 020 8879 3718 020 8785 3652

www.brinkleys.co.uk



Stroud Crescent, Putney Vale, Putney <u>£500,000</u>

Summary

About the property: This stunning house has been fully modernised to a high standard. The property offers three, good sized bedrooms, a separate and fully-fitted kitchen with underfloor heating, a family bathroom with underfloor heating and a spacious lounge/dining area. Further benefits include a south-west facing rear garden (over 60 feet) and the potential to extend (STPP).



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Location: The property has excellent bus links to Putney and easy access to the A3. Positioned close to Richmond Park and Wimbledon Common.

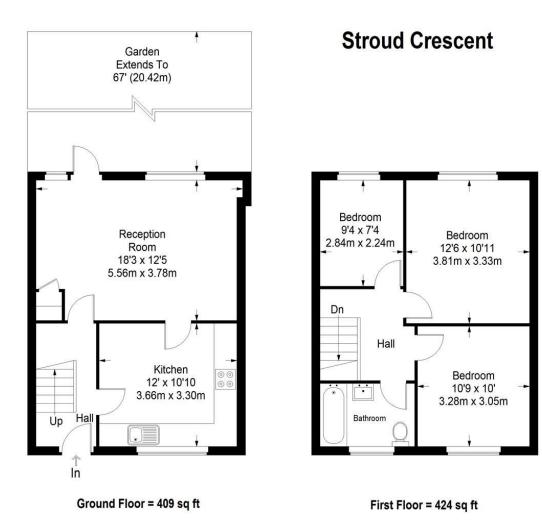
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8.30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents











Approximate Gross Internal Area GROUND FLOOR = 409 sq ft / 38.00 sq m FIRST FLOOR = 424 sq ft / 39.39 sq m Total = 833 sq ft / 77.39 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 compass bearings before making any decisions reliant upon them. (ID357409)

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91)		_	
(69-80)		77	78
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directive 002/91/EC	

