



**BEAUFORT CLOSE, PUTNEY, SW15**  
£1,500,000

**Carter Jonas**



# BEAUFORT CLOSE, PUTNEY, SW15

Located in this quiet development, this charming neo-Georgian four-bedroom family home offers versatile living and well proportioned rooms throughout, making it ideal for a young family or even as a secure pied-à-terre.

The raised ground floor comprises a bedroom to the front, a WC and a large light filled reception with a south westerly aspect.

Downstairs there is a fitted kitchen with a utility area and dining area with doors out to a charming paved, south west facing garden ideal for al fresco dining. Upstairs there is the principal bedroom with an en-suite bathroom, two further bedrooms and a family bathroom.

There is off-street parking with the added benefit of a double length garage with excellent storage space.

Beaufort Close is located within the sought after Lyndon Gate development which is ideally located on Putney Heath, with the shops and restaurants on Putney High Street only 1.2 miles away.

## AMENITIES

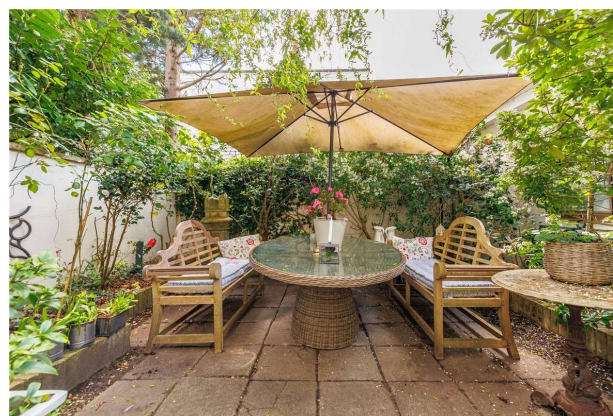
- Four bedrooms
- South West facing garden
- Garage
- Gated development
- Freehold
- On site porter

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

**A DELIGHTFUL FOUR-BEDROOM END OF TERRACE HOME IN THIS POPULAR AND QUIET GATED DEVELOPMENT WITH OFF-STREET PARKING AND A GARAGE, SITUATED ON PUTNEY HEATH AND CONVENIENTLY LOCATED TO THE AMENITIES ON PUTNEY HIGH STREET.**



Classification L2 - Business Data





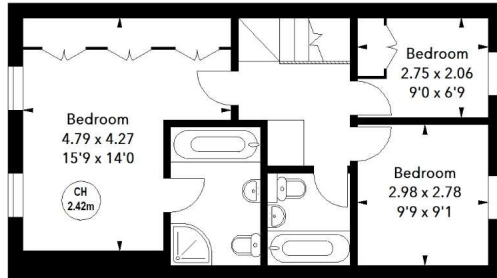


## Beaufort Close, SW15

Approximate Area = 175.12 sq m / 1885 sq ft  
(Including Garage)  
Garage  
23.97 sq m / 258 sq ft

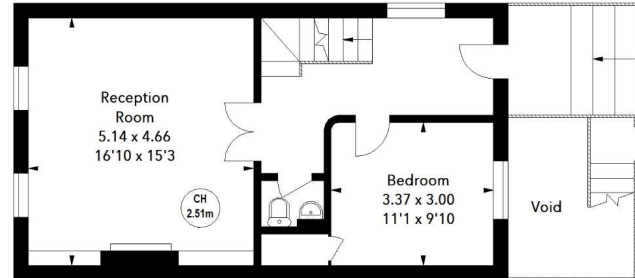


Key :  
CH - Ceiling Height



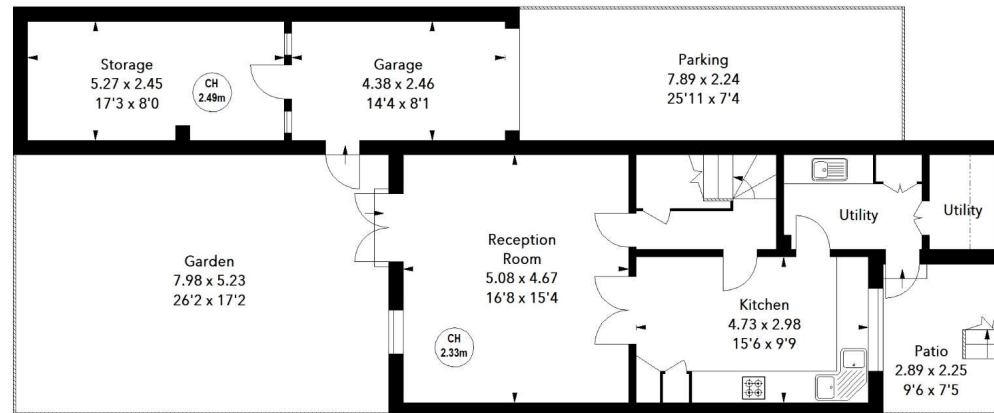
First Floor

Approx. 48.03 sq m / 517 sq ft



Ground Floor

Approx. 48.96 sq m / 527 sq ft



Lower Ground Floor

Approx. 54.16 sq m / 583 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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