



WEST HILL ROAD, LONDON, SW18

£1,350,000

Carter Jonas

WEST HILL ROAD, LONDON, SW18

A charming detached four-bedroom home with off street parking on this popular road and with the potential to extend (stpp).

The ground floor comprises a spacious hallway with coat cupboards and a downstairs WC. There is a large and open plan double reception room with an abundance of natural light making it ideal for entertaining. There is a separate kitchen with space for a dining table and chairs. From the kitchen, there are doors which take you out to the side alley and access to a wide lawned garden including a garage.

The first floor has four bedrooms. The principal bedroom has built in wardrobes and an ensuite shower room. The second bedroom has built in cupboards and there are two further similar sized bedrooms. There is also good-sized family bathroom with a bath and walk in shower.

This charming, detached family home has been in the same ownership for over 40 years and has been lovingly maintained over those years. West Hill Road is a quiet residential road conveniently located for all the shops, restaurants and transport links in Putney as well as Southfields.

Sole agents.

A CHARMING DETACHED FOUR BEDROOM HOME WITH OFF STREET PARKING ON THIS POPULAR ROAD AND WITH THE POTENTIAL TO EXTEND (STPP).



AMENITIES

- Four bedrooms
- Detached home
- Off street parking
- Potential to extend (stpp)

TENURE Freehold

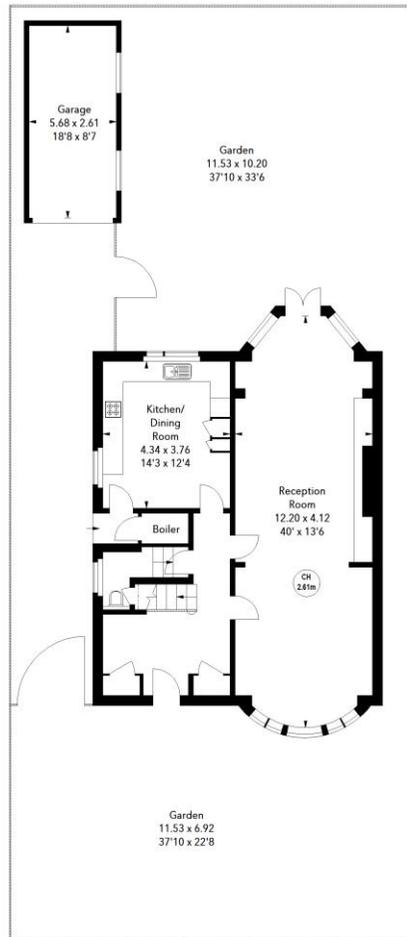
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C





Classification L2 - Business Data

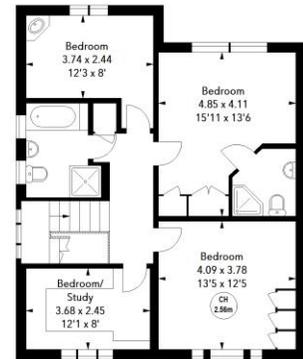


Ground Floor
Approx. 83.80 sq m / 902 sq ft

West Hill Road, SW18
Approximate Area = 174.00 sq m / 1873 sq ft
(Including Garage)
Garage Area = 14.86 sq m / 160 sq ft



Key:
CH - Ceiling Height



First Floor
Approx. 75.34 sq m / 811 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-)		
A	(81-91)		86
B	(69-80)		
C	(55-68)	70	
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs	(G)		

England, Scotland & Wales EU Directive 2002/91/EC

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