

Winkworth

16, Valonia Gardens, London, SW18 1PY







A rarely available, detached family house with potential to extend on a sought after residential street between Putney and Southfields.

Extending to 2,891 sq. ft (including loft) this attractive house benefits from an abundance of lateral space and light.

The ground floor comprises of flexible accommodation and includes a welcoming entrance hall and generous reception room towards the front. Towards the rear is a second reception room, with bi-fold doors opening onto the garden, and a bright dining room. There is a modern kitchen and useful utility space accessed from the side of the house. There is a further room, currently set up as a bedroom, with a shower room adjacent. The house also benefits from a downstairs w/c. There are four double bedrooms found on the first floor. The master bedroom is incredibly spacious and benefits from an ensuite shower. The remaining three bedrooms are all good sizes and are serviced by two further bathrooms, one of which includes a free standing bath and separate shower. The loft space extends to nearly 1,000 sq ft and provides exciting potential to extend subject to obtaining the necessary planning consents. The property also includes ample off-street parking and a 60 ft x 26 ft patio garden.





Valonia Gardens is a quiet residential road within a short walk of both East Putney (District Line) and Putney Mainline stations. Also close at hand is Putney High Street with its first-class shopping facilities and the Southside Shopping Centre featuring a multiplex cinema and superstores. It is walking distance to the large open spaces of Putney Heath, Wimbledon Common and numerous local parks.

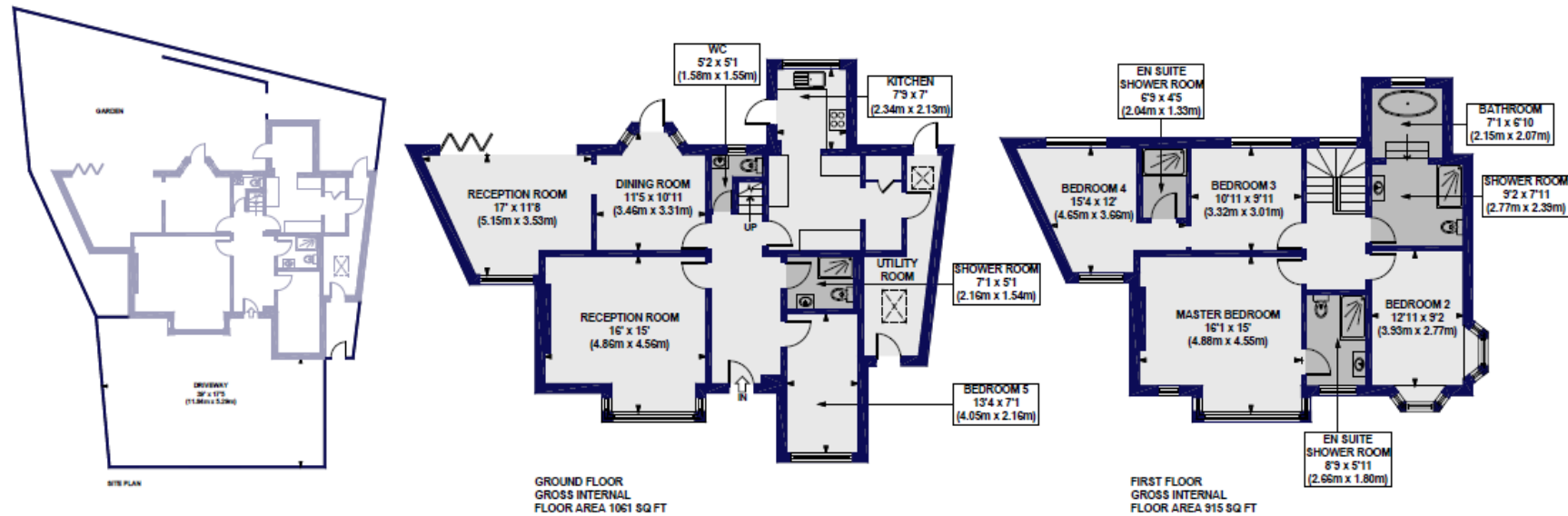
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Freehold**  
Internal area  
**Total 1976 sq ft/ 183.63 sq m**

**Price**  
**£1,725,000**

## Valonia Gardens, SW18

Approx. Gross Internal Floor Area 1976 sq. ft / 183.63 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.