



PLEASANCE ROAD, SW15

£2,750 PER MONTH PART FURNISHED, UNFURNISHED

A charming three bedroom semi-detached house with large garden, summer house and side access in the attractive Dover House Conservation area, Putney

Putney | 020 8877 1000 | putney@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This well-proportioned house has just undergone a refurbishment including redecorating and recarpeting throughout, as well as a new, modern bathroom.

A welcoming entrance hall greets you, with under stair storage and utility cupboard. There is a large double reception room on the ground floor with feature fireplace, wood flooring and plenty of space for living and dining. At the rear is smart kitchen with extensive storage, range cooker and American-style fridge-freezer.

Accessed from the kitchen is a beautifully kept garden extending to nearly 70 ft long and 30 ft wide. It is mostly laid to lawn with raised beds bordering one side and plenty of mature shrubs and trees. There is a patio area off the kitchen and a newly installed decked space towards the rear, perfect for alfresco dining. A versatile summer house can be used for guests and/or working from home and there is a useful shed for storing gardening equipment. The garden further benefits from side access.

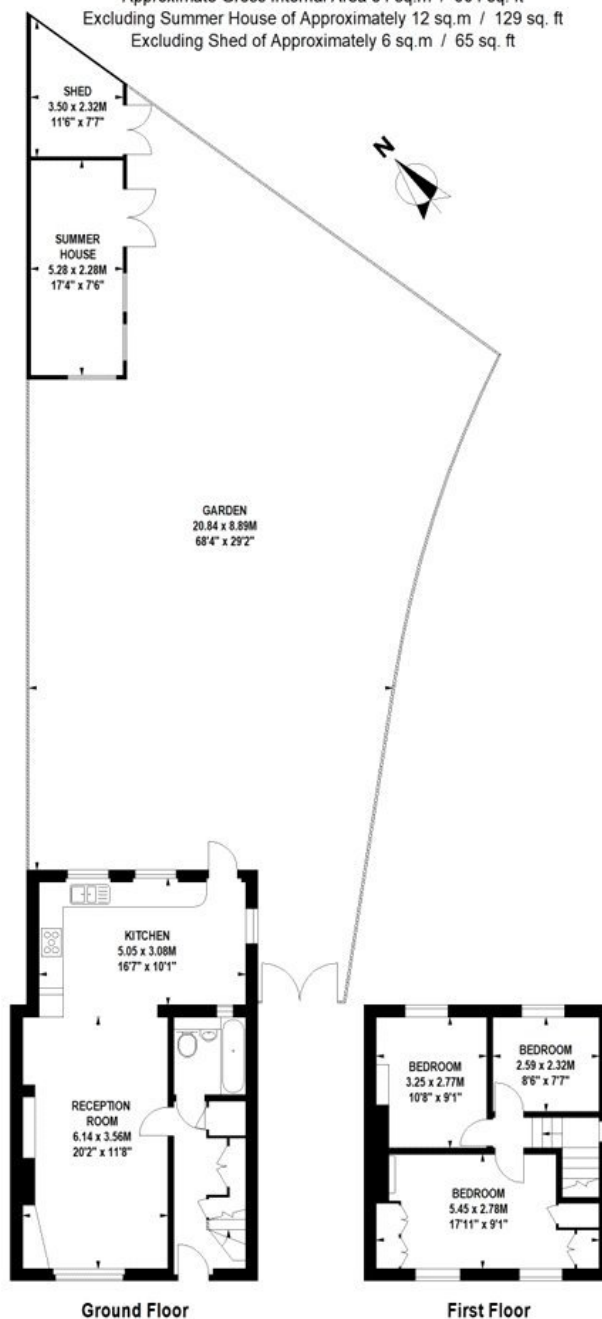
The first floor comprises three bedrooms, with the master bedroom occupying the entire width of the house and benefitting from amply built-in wardrobes. The two further bedrooms are at the back overlooking the garden and could also accommodate double beds. All three bedrooms are serviced by the newly installed family bathroom on the ground floor.

Pleasance Road is in the popular Dover House Conservation area which offers excellent access to green open spaces of Putney Heath and Richmond Park and local amenities. There are also numerous bus routes with swift access to Barnes and Putney stations and beyond.



Pleasance Road, SW15

Approximate Gross Internal Area 84 sq.m / 904 sq. ft
Excluding Summer House of Approximately 12 sq.m / 129 sq. ft
Excluding Shed of Approximately 6 sq.m / 65 sq. ft



Floor Plan produced for WINKWORTH by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: 5 weeks' rent

Holding Deposit: 1 week's rent

Council Tax Band: Wandsworth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Putney | 020 8877 1000 | putney@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.