





A superb semi-detached house with off-street parking in one of the most popular roads in the area. Having been sympathetically extended and updated by the current owners the house also benefits from a beautiful mature 77 ft. garden. Accommodation totals approximately 1,941 sq. ft. and is based over three floors, providing bright and spacious rooms throughout. Of particular note is the large kitchen/dining room, complete with bi-folding doors out onto the lovely private garden. A garden room offers additional versatile living space. A separate reception room is found at the front of the property and the ground floor is completed by a utility room and W/C. On the upper floors, a stunning master bedroom is complete with large ensuite bathroom. A further three bedrooms are serviced by two more bathrooms including one more ensuite.

Valonia Gardens is a quiet residential road located within a short walk of both East Putney Underground Station (District Line) and Putney Mainline Station (Zone 2) with their swift West End and City connections. 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.

- SEMI-DETACHED HOUSE
- OFF-STREET PARKING
- KITCHEN/DINING ROOM
- SEPARATE RECEPTION ROOM
- FOUR BEDROOMS
- THREE BATHROOMS
- UTILITY ROOM AND W/C
- 77 FT. GARDEN
- 1,941 SQ. FT.

Valonia Gardens, Putney, SW18 1PY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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
Approximate gross internal area:
Total 1,941 sq ft/ 180.4 sq m

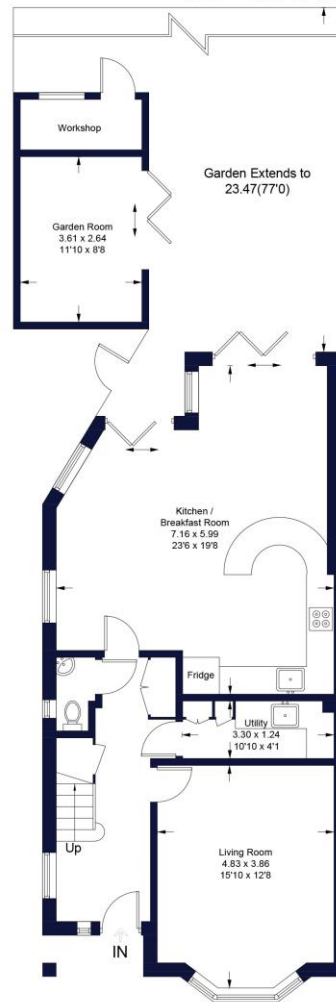
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Valonia Gardens

Approximate Gross Internal Area Total = 167.3 sq m / 1800 sq ft
Outbuilding = 13.1 sq m / 141 sq ft
Total = 180.4 sq m / 1941 sq ft

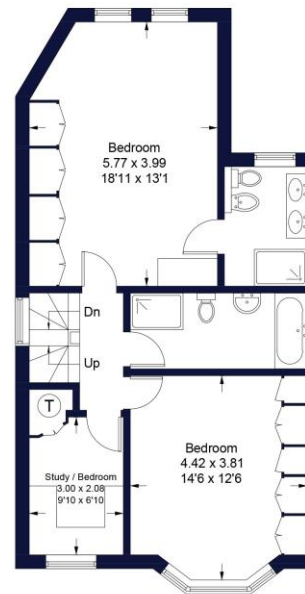
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Ground Floor
Sq m 72.5 / Sq ft 780



Second Floor
Sq m 30.6 / Sq ft 329



First Floor
Sq m 64.2 / Sq ft 691

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID797991)

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