WARREN

The Putney Estate Agent

Dungarvan Avenue, SW15 5QU

Approx Gross Internal Area = 220.64 sq m / 2375 sq ft
RHH / Eaves Storage = 4.3 sq m / 46 sq ft
Office = 6.76 sq m / 73 sq ft
Total = 231.7 sq m / 2494 sq ft

N

= Reduced Headroom Below 1.5m / 5'0

Ref :

Copyright BLEU PLAN

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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The Property Ombudsman SALES

OFT Approved code

DISCLAIMER•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.
•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
•All measurements are approximate.

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WARREN

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Dungarvan Avenue, London, SW15

A substantial Edwardian family home that has been cleverly extended by the current owners. Two spacious reception rooms with period features on the ground floor are complemented by an extended 23ft wide kitchen dining room at the rear, utility room and downstairs cloakroom.
There are four bedrooms with one laid out as a study and a family bathroom on the first floor and a generous master-suite with en-suite bathroom and dressing room occupy the second floor.

To the front of the house there is provision to park a car off street and to the rear a fabulous west facing garden with a purpose built home office at the rear of it.

Dungarvan Avenue is perfectly placed for Barnes Railway station, the popular Roehampton Club and the green spaces of Barnes & Putney Commons. There are a number of highly regarded schools in the local area.

- 2494 SQFT
- TWO RECEPTION ROOMS
- LARGE KITCHEN/DINER
- CLOAKROOM
- OFF STREET PARKING
- FIVE BEDROOMS
- TWO BATHROOMS
- HOME OFFICE
- WEST FACING GARDEN
- CELLAR

£1,695,000

Instructed

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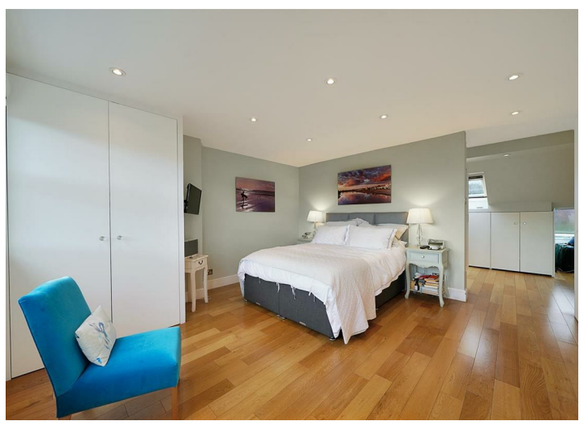
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