





A stunning three bedroom house offered to the market in immaculate condition. Having benefitted from a complete refurbishment, this superb home comprises 962 sq. ft. of accommodation including a beautiful fitted kitchen with quartz work surfaces. The separate spacious living room leads out to the well-presented private rear garden. On the first floor three bedrooms, two of which are generous doubles, are serviced by a modern bathroom and an additional separate WC. Further benefits include convenient side access to the rear garden and an allocated off-street parking space. There would be the potential to further extend into the loft space if desired, subject to the usual local planning consents.

Holm Oak Close is a private development located a short distance from East Putney (District Line) and Putney (mainline into Waterloo) which provide convenient transport links. The bars and restaurants of Putney and Wimbledon Village are walkable and the convenient shopping of Putney High Street and Wandsworth Southside are close by.

- Freehold House
- Off-Street Parking
- Newly Refurbished
- Beautiful Garden
- Three Bedrooms
- Modern Bathrooms
- Potential to Extend (STPP)
- No Onward Chain

# Holm Oak Close, Putney, SW15 2UN



## Freehold

Internal area  
Approximate gross internal area:  
**Total 962 sq ft / 89.4 sq m**

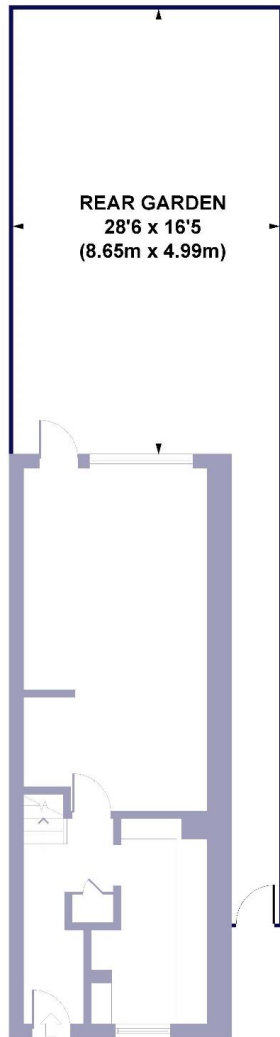
Council Tax Band : E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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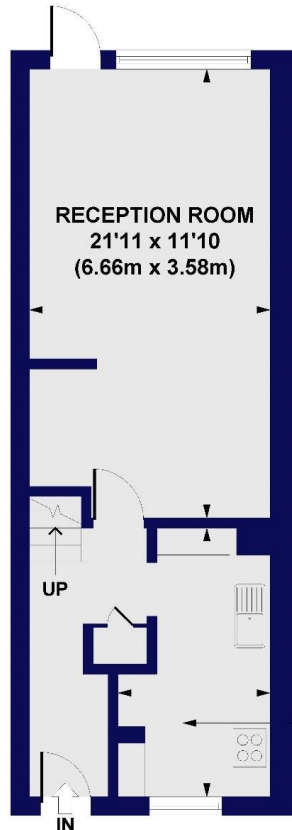
## Holm Oak Close, SW15

Approx. Gross Internal Floor Area 962 sq. ft / 89.40 sq. m



SITE PLAN

REAR GARDEN  
28'6 x 16'5  
(8.65m x 4.99m)



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 416 SQ FT

RECEPTION ROOM  
21'11 x 11'10  
(6.66m x 3.58m)

KITCHEN  
13'2 x 7'5  
(3.99m x 2.26m)

BEDROOM 3  
11'10 x 6'8  
(3.59m x 2.02m)

BEDROOM 2  
15'8 x 8'10  
(4.76m x 2.68m)

BATHROOM  
9'1 x 5'5  
(2.76m x 1.64m)

WC  
4'5 x 2'8  
(1.35m x 0.81m)

MASTER BEDROOM  
15'7 x 10'10  
(4.73m x 3.28m)

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 546 SQ FT

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.

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W621 Ravensworth 01670 713330

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Southfields office 241 Wimbledon Park Road, London SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk  
[winkworth.co.uk](http://winkworth.co.uk)