



**JAMES  
ANDERSON**



## FOR SALE

**£655,000**

Huntingfield Road, Putney, SW15

Guide Price

Offering excellent extension potential (STPP) this family home is located on a quiet and peaceful road in the highly sought-after Dover House conservation area while providing spacious accommodation and a larger than average rear garden.

Accommodation to the ground floor includes a spacious double reception/dining room providing ample living space, alongside a fitted kitchen.

The private garden provides a secluded setting suited for al-fresco dining or just relaxing in the upcoming summer sun.

The first floor features two double bedrooms with plenty of storage alongside four piece bathroom/shower suite.

Huntingfield Road is located within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Park Lane and Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Two Double Bedrooms



Four Piece Bathroom Suite



Double Reception Room With Ample Space To Entertain



Fitted Kitchen



EPC Rating - D



Transport Links Nearby



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location



Larger Than Average Garden



Excellent Extension Potential (STPP)



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

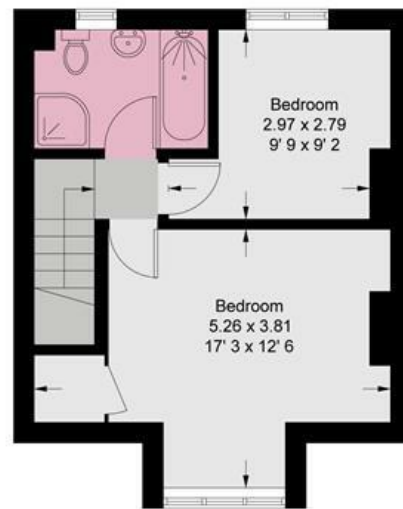
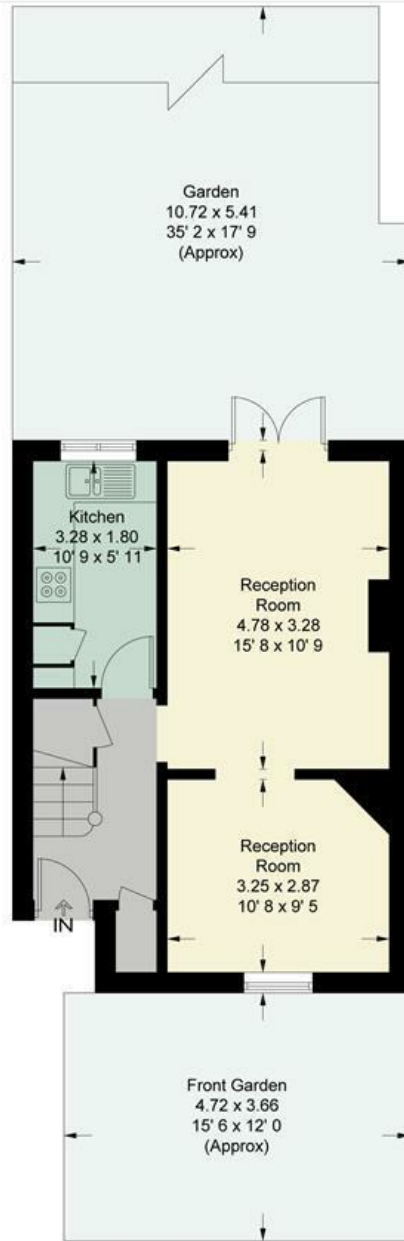
020 8788 6611

# Huntingfield Road

Approximate Gross Internal Area = 763 sq ft / 70.8 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>61</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

