



**JAMES
ANDERSON**



FOR SALE

£850,000

Huntingfield Road, London, SW15

Guide Price

This three/four bedroom end of terrace family home offers plenty of potential while providing ample opportunity to extend both to the loft, side and rear STPP with the rare added bonus of a driveway for two cars.

Offering over a 1000sqf the accommodation comprises of the entrance hall, bedroom, fitted kitchen and spacious reception room on the ground floor while upstairs offers three bedrooms, a bathroom with wash hand basin and a separate toilet.

The plot and garden are excellent sizes while homes like with this much flexibility are a rarity in this location.

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.

Freehold
Council Tax - E
EPC Rating - D

- Three/Four Bedrooms With Parking For Two Cars
- Bathroom With Separate WC
- Spacious Reception Room Suited For Entertaining
- Fitted Kitchen
- EPC Rating - D
- Moments From Transport Links
- Within Catchment For Highly Regarded Schools
- Prime Location Close To Green Open Spaces
- Chain Free Sale
- Excellent Extension Potential STPP



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

020 8788 6611

Huntingfield Road

Approximate Gross Internal Area = 1048 sq ft / 97.4 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) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

