



**JAMES
ANDERSON**



FOR SALE

The Footpath, Putney, SW15

£850,000

Guide Price

This extended three double bedroom family home is offered to the market chain free while providing ample living space suited for entertaining, a sizeable garden and a quiet and peaceful location.

Offering over 900sqft with flexible living accommodation to accommodate families and young working professionals, homes on this road are a rare find.

The ground floor comprises of a entry hallway, spacious open plan lounge/kitchen area with space to dine alongside a good sized bedroom with en-suite shower room while the garden is very secluded and provides side and rear access. Upstairs offers two double bedrooms and a three piece bathroom suite.

The Footpath is located within the ever popular Dover House Conservation area, benefiting from the Putney heath, picturesque green and located a short walk (0.7 miles) from Barnes mainline station with frequent trains to



Three Bedrooms



Two Bathrooms



Open Plan Living



Fitted Kitchen



EPC Rating - D



Within Easy Reach Of Transport



Catchment For Highly Regarded Schools



Highly Regarded Quiet & Peaceful Location



Chain Free

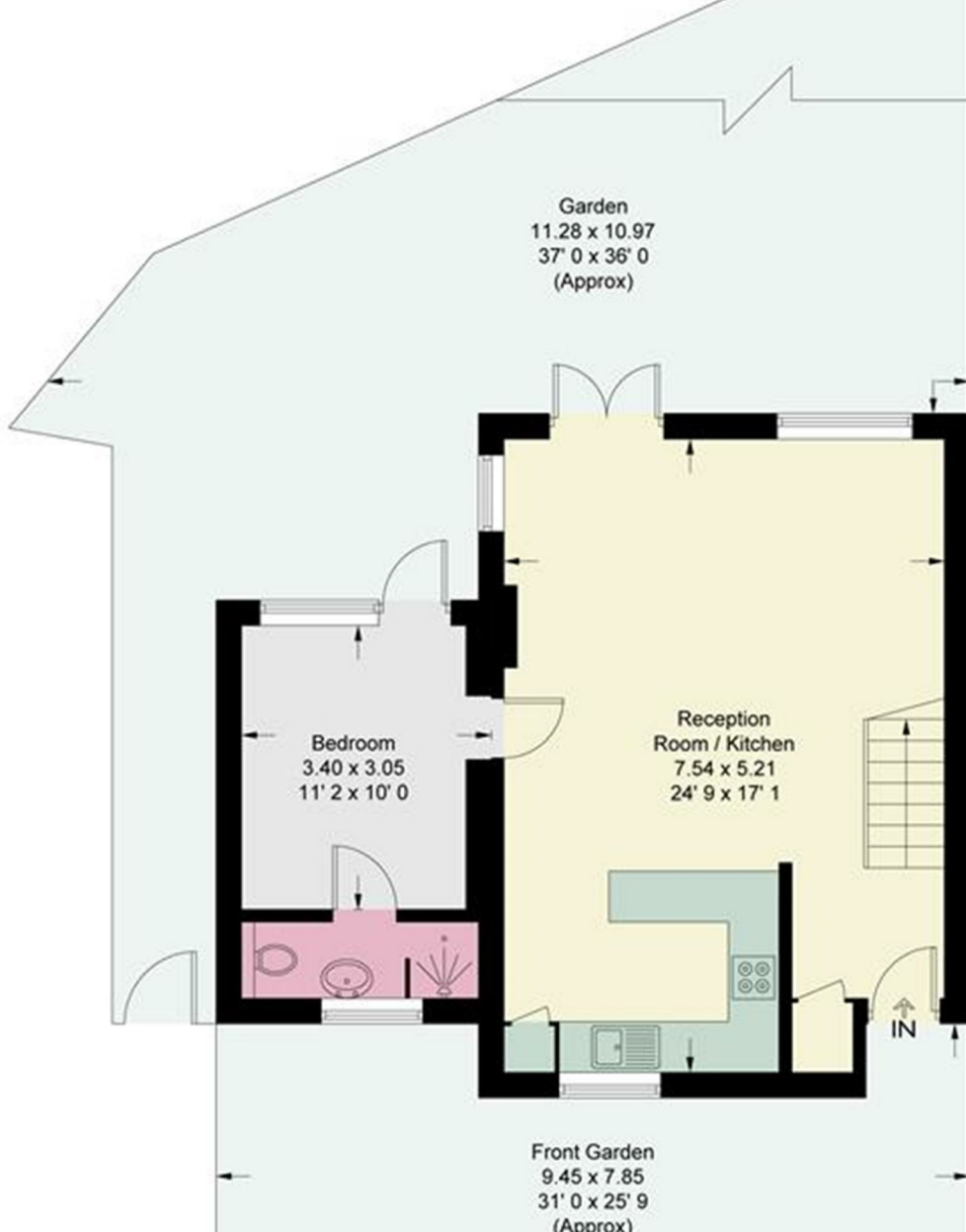


Potential To Extend The Rear (STPP)

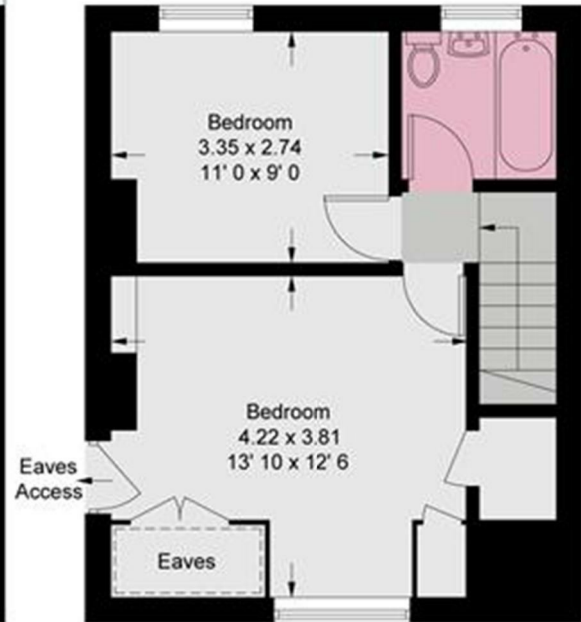


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



= Reduced headroom below 1.5m / 5'0



First Floor
372 sq ft / 34.6 sq m
(Including Reduced Headroom / Eaves)

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

