



**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

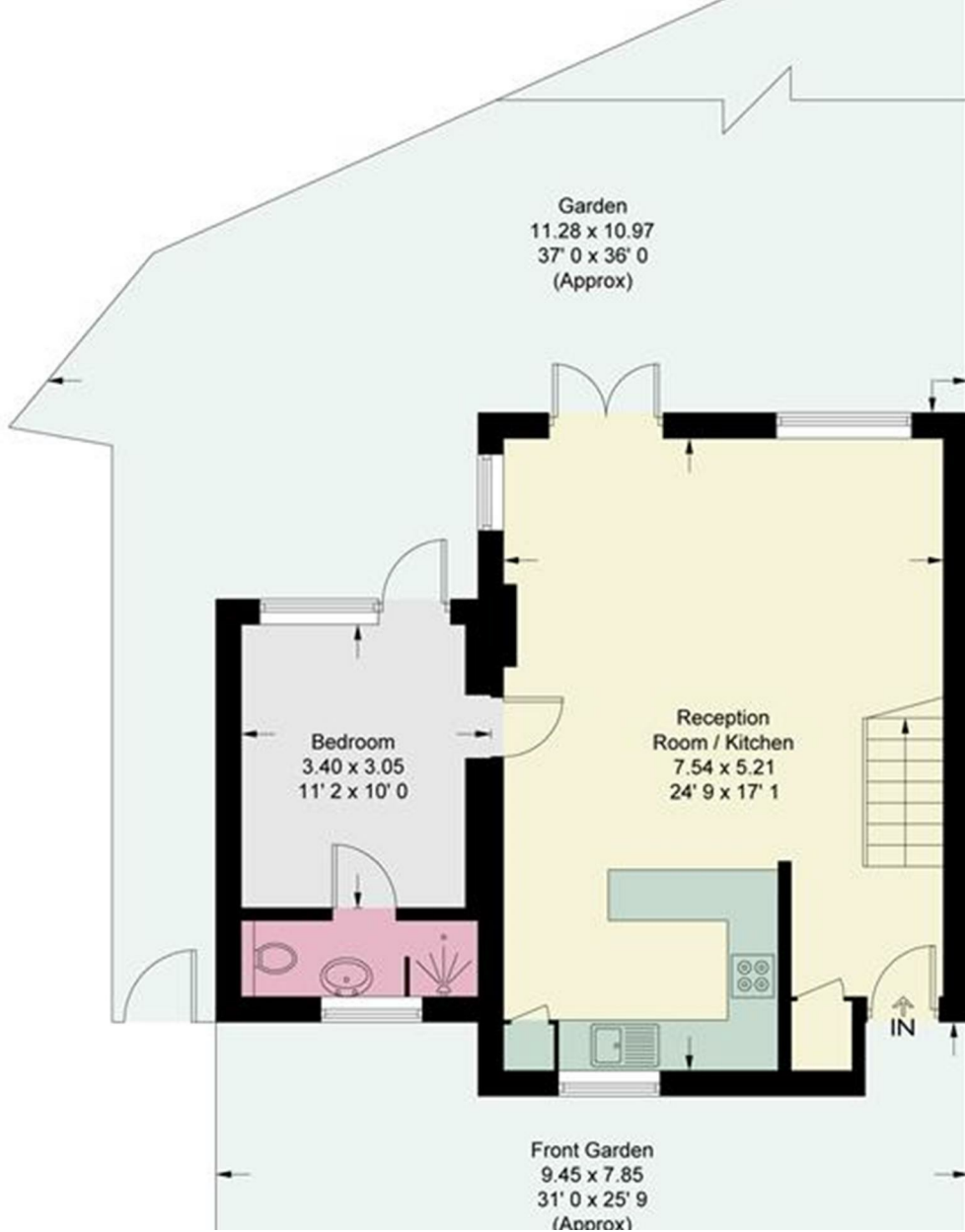


Potential To Extend The Rear (STPP)

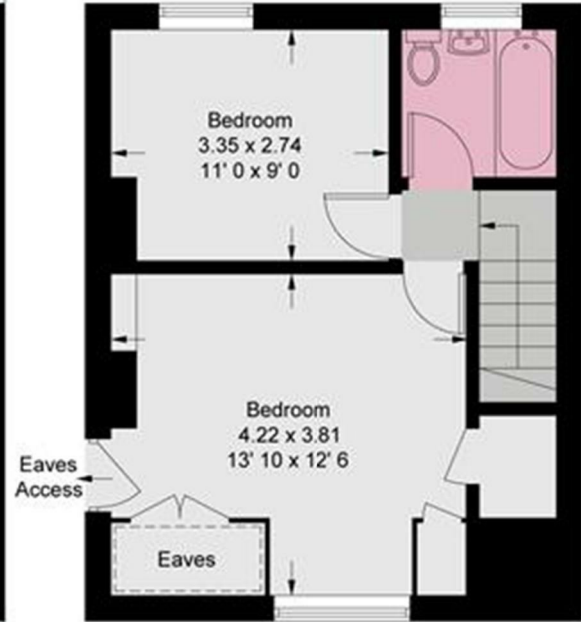


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

