



**JAMES  
ANDERSON**



## FOR SALE

**£700,000**

Henty Walk, 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 beautiful south facing rear garden.

Lovingly cared for the by the existing owner while offering plenty of a natural light and flexible living space suited for families and/or young working professionals.

Accommodation to the ground floor includes a spacious double reception/dining room providing ample living space, alongside a recently 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 three piece shower suite.

-  Two Double Bedrooms
-  Three Piece Bathroom Suite
-  Ample Living Space Suited For Entertaining
-  Fitted Kitchen
-  EPC Rating - C
-  Transport Links Nearby
-  Catchment For Highly Regarded Schools
-  Quiet & Peaceful Location Suited For Families
-  Excellent Extension Potential (STPP)
-  Secluded South Facing Garden

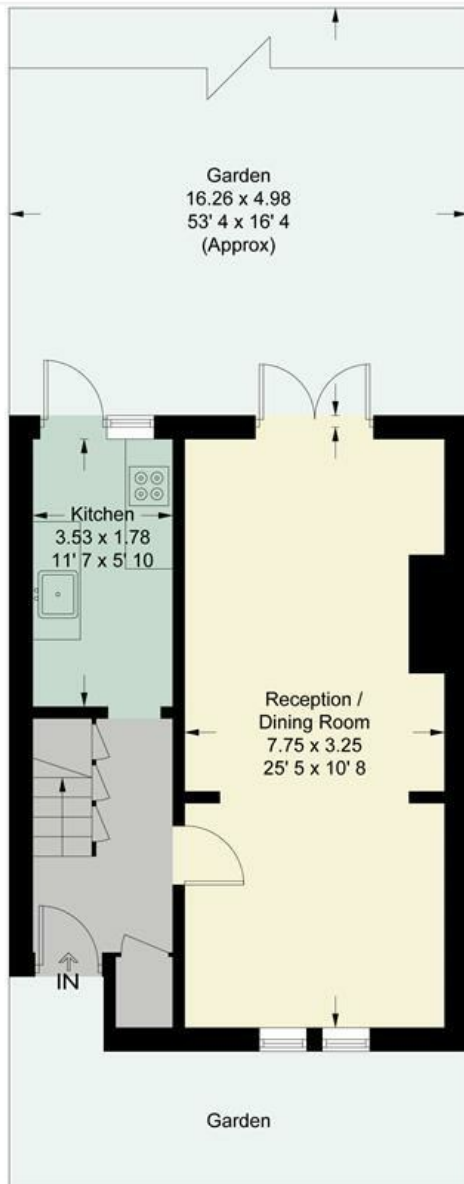


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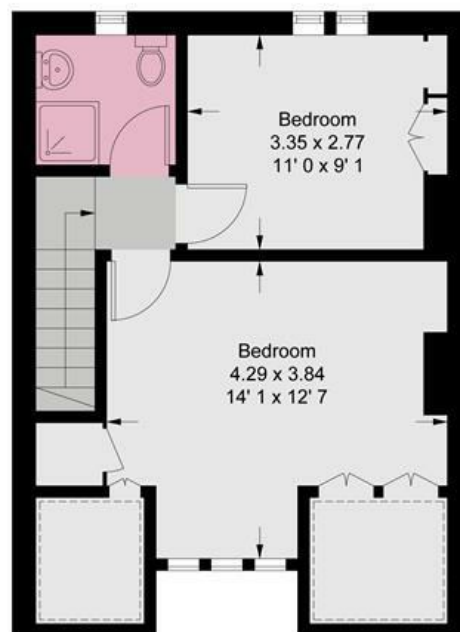
# Henty Walk

Approximate Gross Internal Area = 794 sq ft / 73.8 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 49 sq ft / 4.6 sq m  
 Total = 843 sq ft / 78.4 sq m



**Ground Floor**  
 428 sq ft / 39.8 sq m

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
 415 sq ft / 38.6 sq m  
 (Including Reduced Headroom)

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>			
(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	

