



**JAMES
ANDERSON**



FOR SALE

£700,000

Huntingfield Road, London, SW15

Guide Price

This family home, offering excellent extension potential (STPP), is situated on a tranquil and peaceful road within the highly desirable Dover House Conservation Area. It boasts spacious living areas and a beautifully landscaped rear garden.

On the ground floor, you'll find a large double reception/dining room, providing generous living space, along with a well-equipped kitchen. The private garden offers a peaceful retreat, perfect for al-fresco dining or simply unwinding in the summer months. Upstairs, there are two double bedrooms with ample storage, as well as a family bathroom.

Huntingfield Road is part of the sought-after Dover House Conservation Area, close to the scenic Putney Park Lane and Putney Heath. It's just a short walk from Barnes and Putney mainline stations, offering regular train services to Waterloo.

Tenure - Freehold
Council Tax - D
EPC - D



Two Spacious Double Bedrooms



Three Piece Bathroom Suite



Open Plan Lounge/Dining Room Suited For Entertaining



Fitted Kitchen With Rear Access



EPC Rating - D



Easy Access For Transport



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location With Views Over The Allotments



Potential To Extend (STPP)



Sunny Garden Suited For Al-Fresco Dining

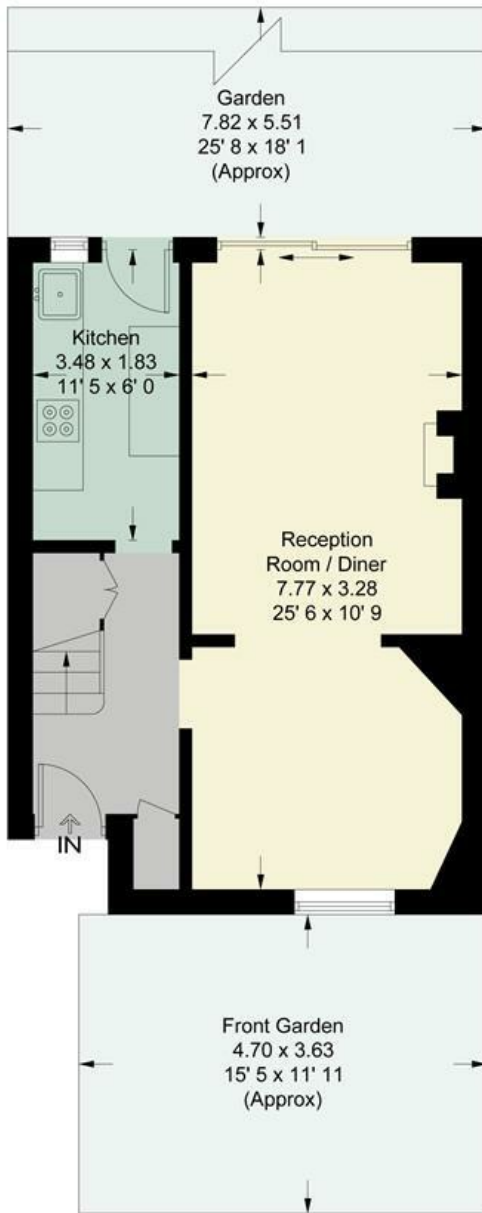


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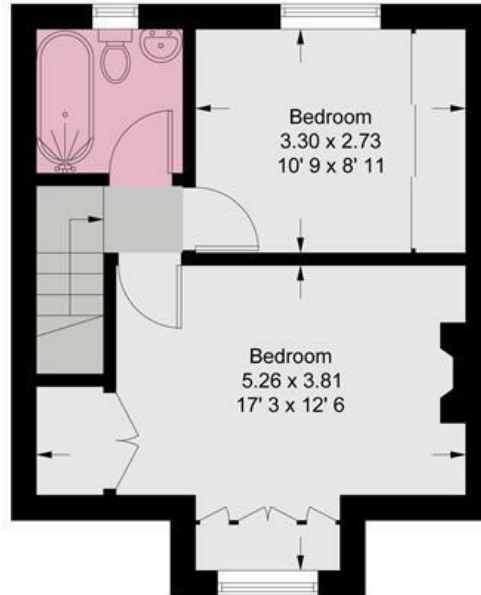
020 8788 6611

Huntingfield Road

Approximate Gross Internal Area = 757 sq ft / 70.3 sq m



Ground Floor
422 sq ft / 39.2 sq m



First Floor
335 sq ft / 31.1 sq m

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

