FOR SALE

£700,000

Huntingfield Road, London, SW15

Guide Price

This charming family home, located on a quiet and serene road within the sought-after Dover House Conservation Area, offers excellent potential for extension (STPP) and features an extensive rear garden.

The ground floor comprises a spacious reception room that provides generous living space, a well-appointed kitchen, and a front-facing bedroom. The standout feature is the substantial private garden to the rear—an expansive outdoor space ideal for al-fresco dining, entertaining, or simply enjoying a peaceful escape during the warmer months.

Upstairs, the property offers two well-proportioned double bedrooms with ample built-in storage, alongside a modern 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
- Lounge & Dining Room
- 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 The Upcoming Summer Months

Huntingfield Road

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m

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Garden
24.50 x 5.46
80' 5 x 17' 11
(Approx)

Kitchen
3.36 x 1.77
11' 0 x 5' 10

Reception Room
4.50 x 3.30
14' 9 x 10' 10

Bedroom
3.29 x 2.90
10' 10 x 9' 6

IN

Ground Floor
424 sq ft / 39.4 sq m

Bedroom
3.32 x 2.75
10' 11 x 9' 0

Bedroom
4.25 x 3.81
13' 11 x 12' 6
(Approx)

Storage

First Floor
350 sq ft / 32.5 sq m
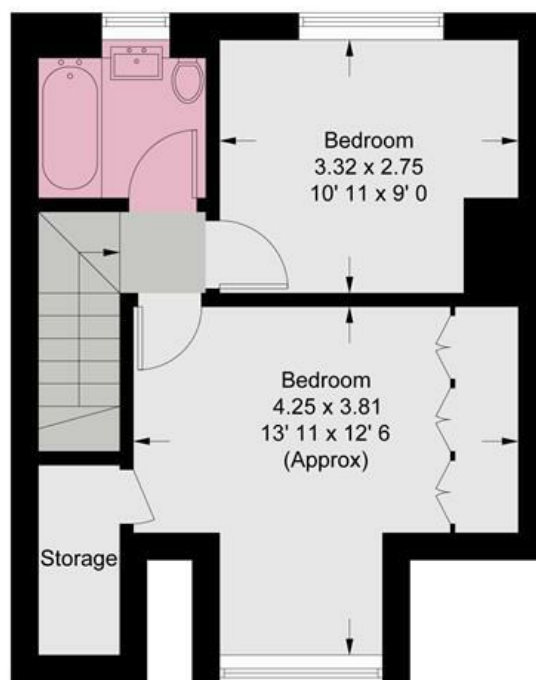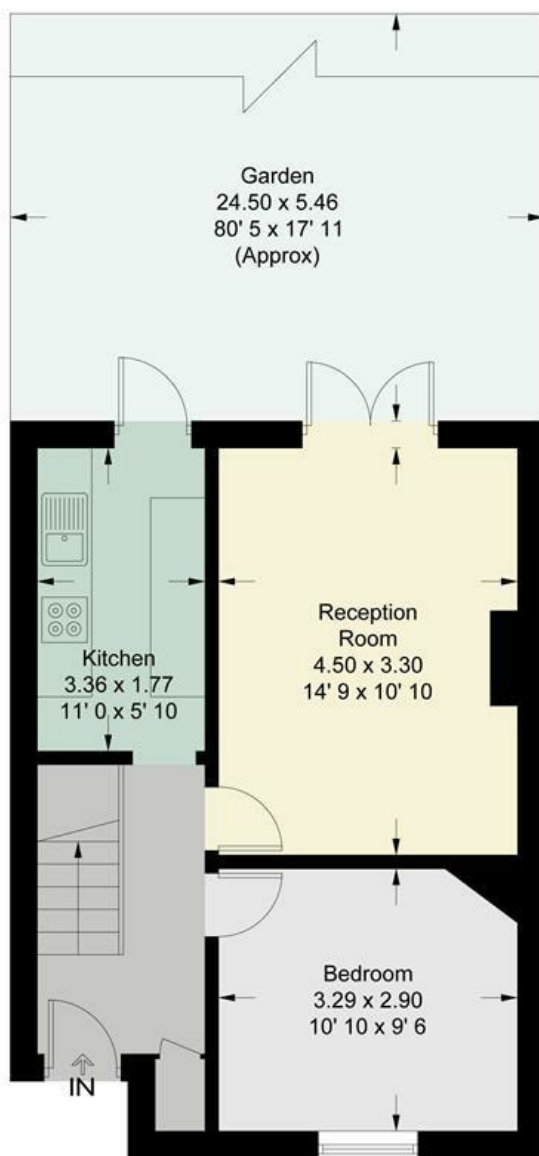
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC