



JAMES
ANDERSON



FOR SALE

Huntingfield Road, Putney, SW15

£665,000

Offers In Excess Of

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

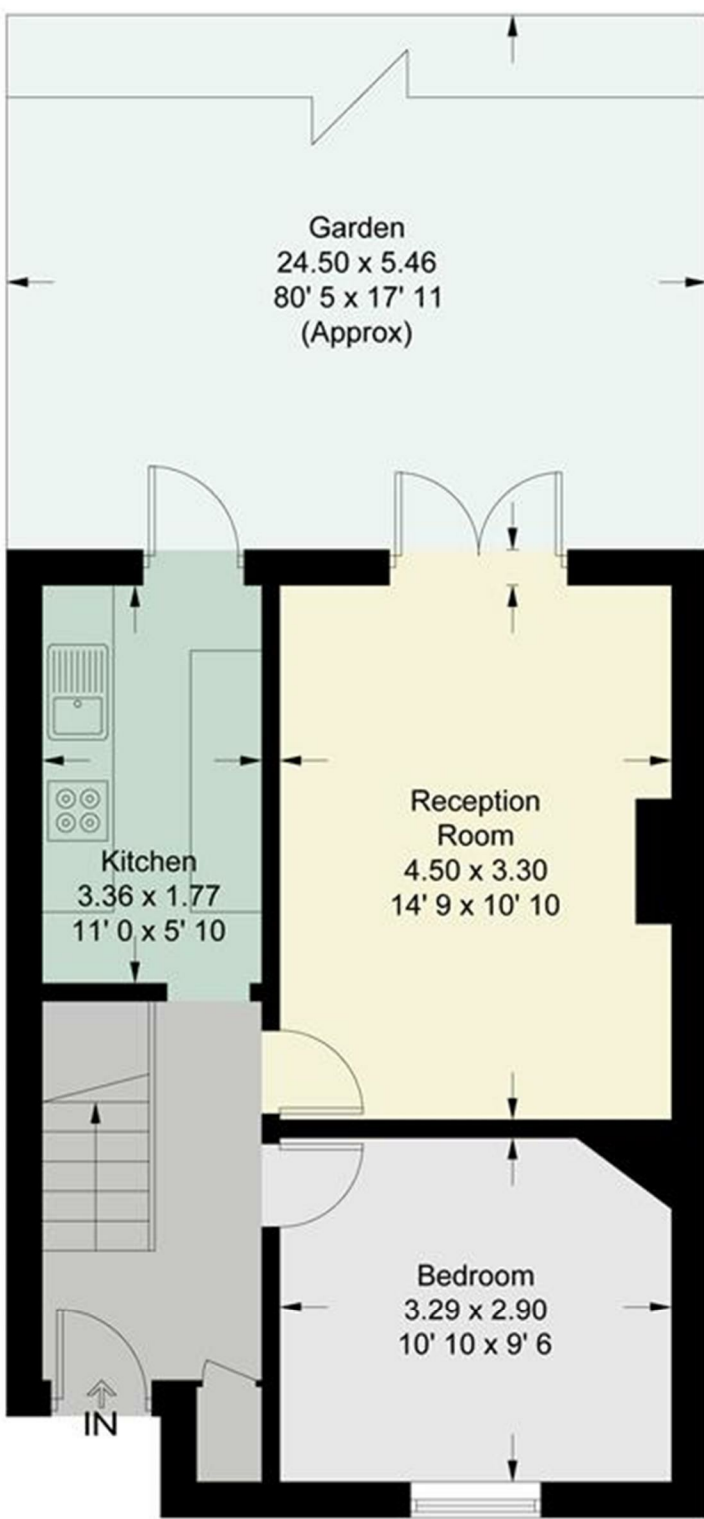
Council Tax - D

EPC - D

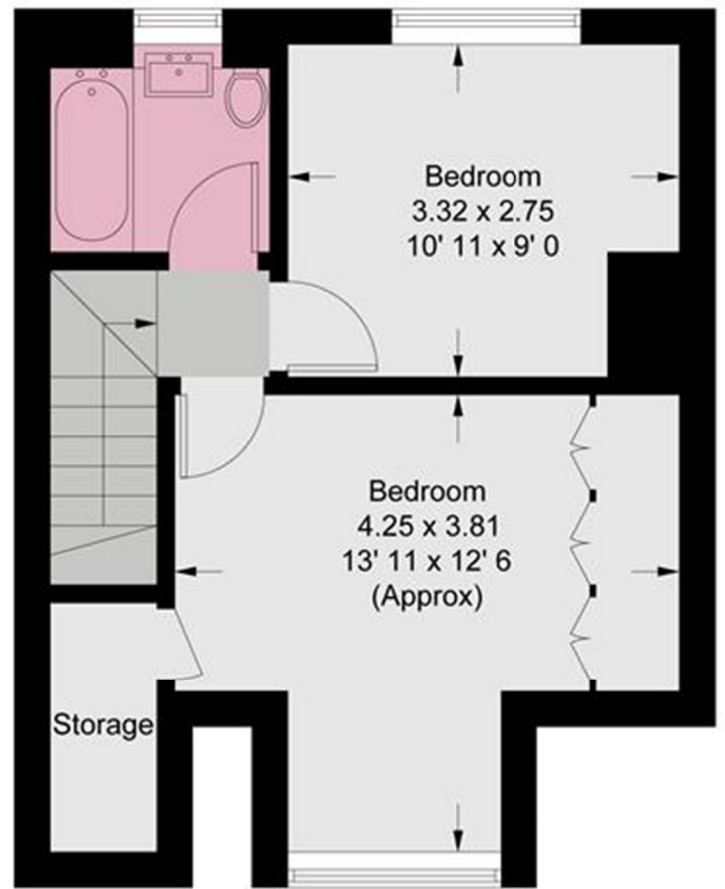


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020 8788 6611



Ground Floor



First Floor

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	78

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	

