



JAMES
ANDERSON



FOR SALE

Henty Walk, Putney, SW15

£680,000

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 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.

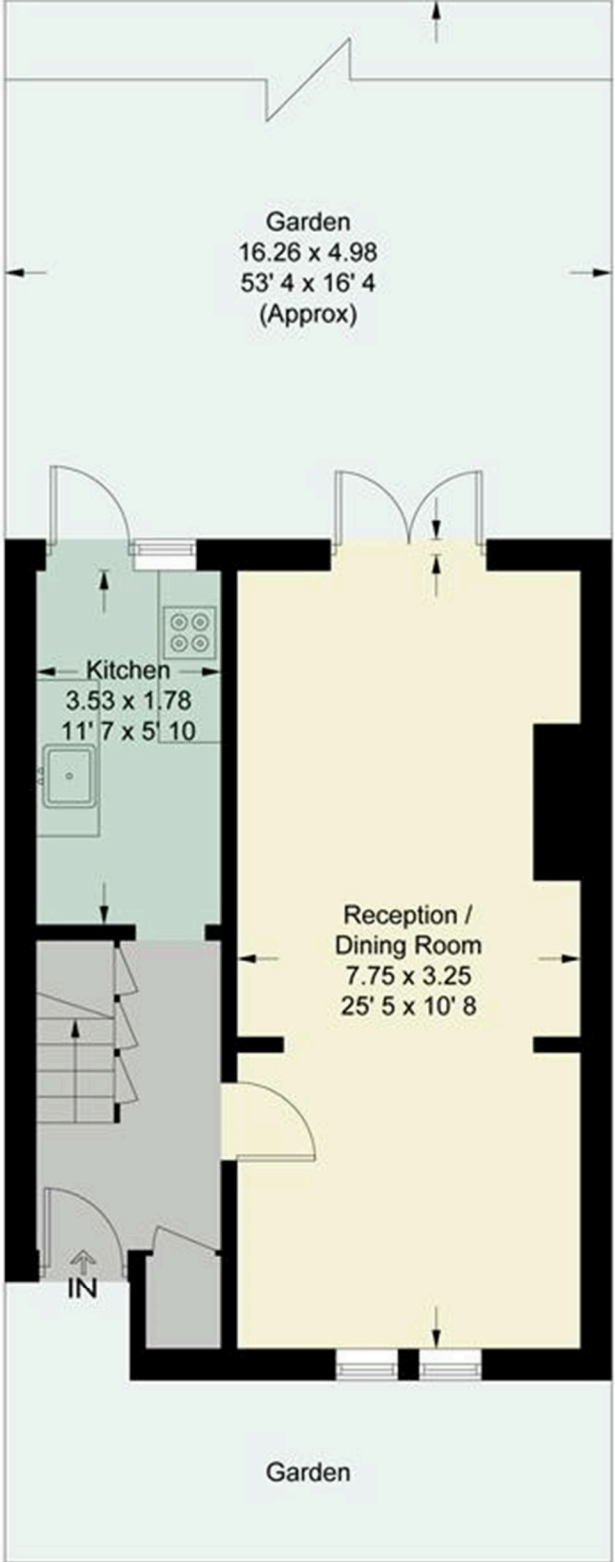
The first floor features two double bedrooms with plenty of storage alongside three piece shower suite.

Henty Walk is a lovely street, with neighbours often socialising on the green during summer, especially when celebrating things like Royal Jubilees, birthdays and events. But the Dover House Estate is also very quiet, with lots of green space. The house is close to Putney Heath (10 min walk) up the delightful Putney Park Lane, with both Wimbledon Common and Richmond Park just 20 min walk away - all great if you love walking, running or cycling like I do. Plus the #430 Bus (4 min walk up Dover House Road) provides convenient access to Putney Rail Station, the District Line at either East Putney or Putney Bridge, and in to South Kensington. You have a choice of Sainsbury's and Tesco's less than 10 min walk away down on Upper Richmond Road, along with a Post Office, and a range of shops and services. And then there's the Telegraph Pub up on the Heath (under 20 min walk) which is historic, with a wonderful beer garden, lovely atmosphere and good food.

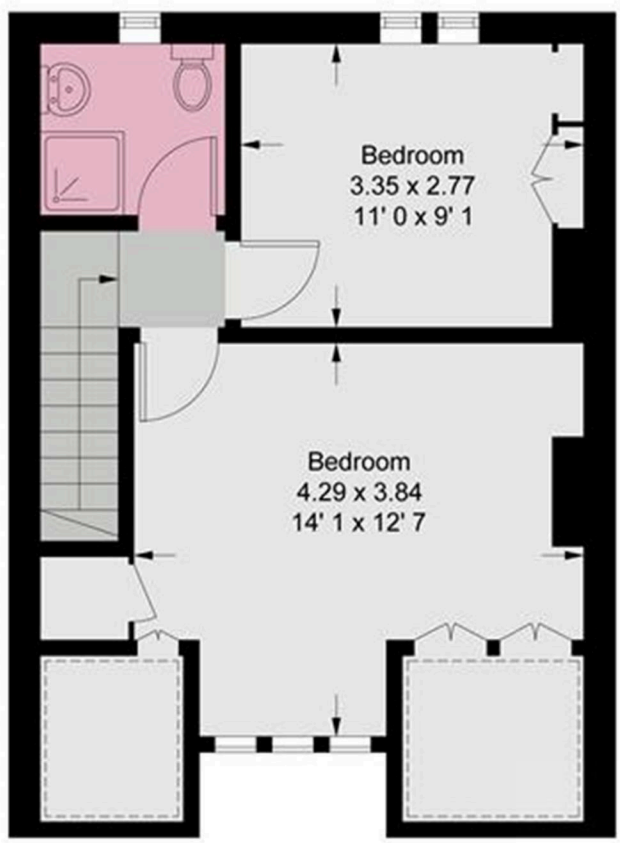


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020 8788 6611



= Reduced headroom below 1.5m / 5'0



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

