



JAMES  
ANDERSON



## FOR SALE

Henty Walk, Putney, SW15

**£660,000**

Guide Price

This attractive family home is set on a quiet road within the highly sought after Dover House conservation area. The property offers spacious accommodation and a beautiful south facing rear garden, ideal for family living and entertaining.

Lovingly maintained by the current owner, the home benefits from an abundance of natural light and flexible living space, well suited to families, first time buyers, or young professionals.

The ground floor comprises a generous double reception/dining room providing excellent living and entertaining space, alongside a recently fitted modern kitchen with direct access to the garden.

The private rear garden is a real highlight, offering a secluded and peaceful outdoor space, perfect for al-fresco dining, relaxing, or summer gatherings, with a desirable south-facing aspect.

Upstairs, there are two double bedrooms, both with good storage, along with a contemporary three-piece shower room.

Henty Walk is a friendly and established street where neighbours often gather on the nearby green during summer for community events and celebrations. Despite this, the wider Dover House Estate remains quiet and surrounded by green open spaces.

The location is ideal for outdoor enthusiasts, with Putney Heath just a 10 minute walk away via Putney Park Lane, and Wimbledon Common and Richmond Park both around 20 minutes away, offering excellent walking, running, and cycling routes.

Transport links are strong, with the 430 bus (4 minutes walk) providing access to Putney Rail Station and East Putney or Putney Bridge Underground stations, as well as routes into central London.

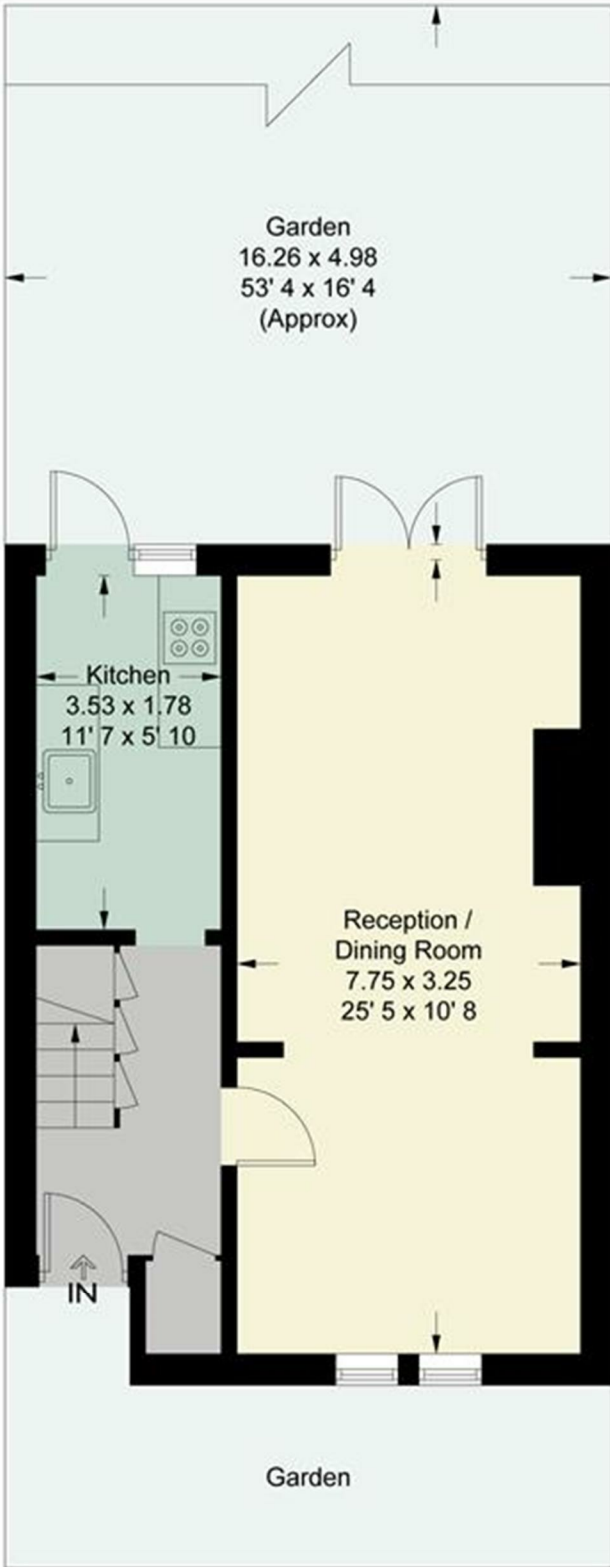
Local amenities are within easy reach, including Sainsbury's and Tesco on Upper Richmond Road, plus a Post Office, shops, and services. The Telegraph pub on Putney Heath offers a historic setting with a beer garden and food.

The property was updated in 2019 and includes a Baxi 800 boiler, full rewire, double glazing, and a large loft space offering further potential (STPP)

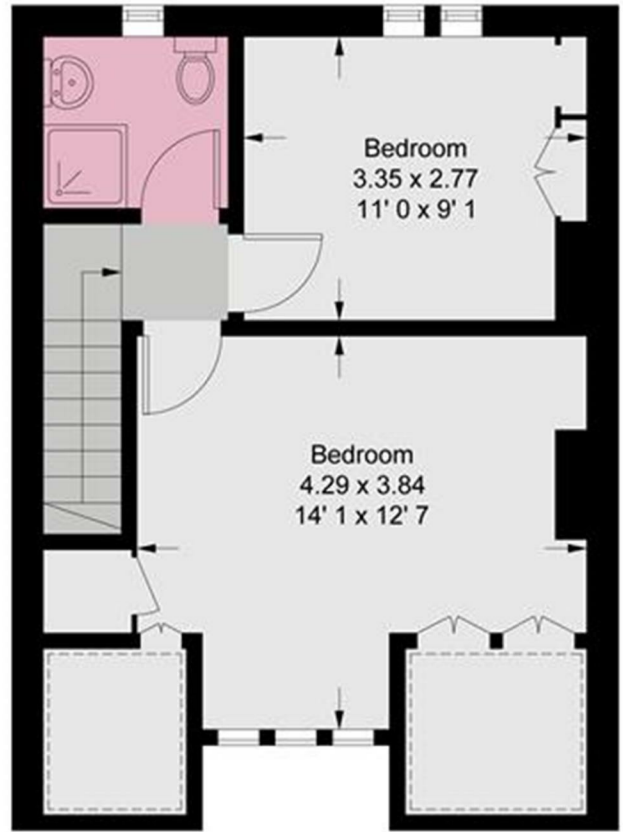


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020 8788 6611



= Reduced headroom below 1.5m / 5'0



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>74</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	

