



**JAMES
ANDERSON**



FOR SALE

Huntingfield Road, London, SW15

£850,000

Guide Price

Situated on the sought after Huntingfield Road this attractive three bedroom family home occupies a generous corner plot and offers close to 1100 sq ft of well balanced living accommodation.

Benefiting from gated access, wrap around gardens and off street parking for two cars, the property also provides exciting extension potential, subject to the usual planning permissions.

The home is approached via gated access, creating a secure and welcoming entrance, while the corner plot position provides an excellent sense of privacy and outdoor space. The secluded rear garden features a decked seating area and lawn, ideal for entertaining, relaxing or family enjoyment.

Internally, the accommodation is bright and spacious throughout. The ground floor comprises an entrance hallway with cloakroom/WC, a fitted kitchen with ample storage and workspace, a front reception room and a rear



Three Bedroom Corner Plot - With Parking



Three Piece Bathroom Suite



Two Reception Rooms



Lengthy Fitted Kitchen



EPC Rating - TBC



Easy Access To Transport



Catchment For Highly Regarded Schools



Quiet & Peaceful Residential Location



Moments From Green Open Spaces



Plenty Of Extension Potential (STPP)



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

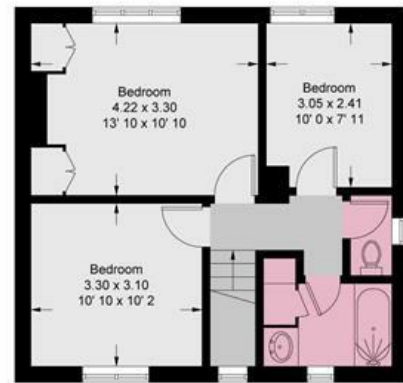
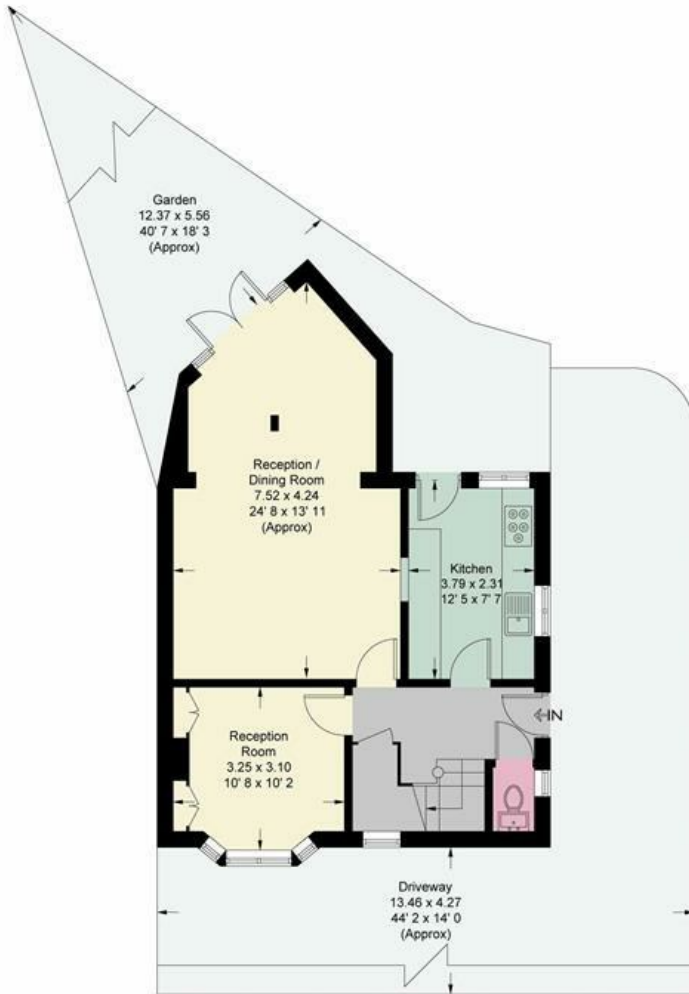
020 8788 6611

Huntingfield Road

Approximate Gross Internal Area = 1092 sq ft / 101.6 sq m



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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	

