



JAMES
ANDERSON



FOR SALE

Huntingfield Road, London, SW15

£950,000

Guide Price

This expansive three bedroom home on Huntingfield Road offers over 1,400 sqft of beautifully presented living accommodation, combining generous entertaining space with practical family living. Finished to an excellent standard throughout, the property has been thoughtfully designed to create a warm and inviting atmosphere while retaining a highly functional layout suited to modern lifestyles.

The ground floor provides exceptional living space with a bright reception room flowing seamlessly into the well appointed kitchen, creating an open and sociable environment ideal for everyday family life and entertaining. The kitchen offers ample storage and preparation space with contemporary fittings and a practical layout. Beyond this is a spacious dining room overlooking the garden, perfect for both formal dining and relaxed family meals. A further reception room, currently arranged as a cosy snug and TV area, offers excellent versatility.

A standout feature is the fantastic private rear garden, larger than average for the area and perfectly arranged for outdoor living. A generous decking and seating area provides an ideal setting for summer BBQs and al-fresco dining. To the rear sits a substantial and well built studio currently used as a gym, complete with additional storage space to the side, making it equally suitable for a home office or creative studio.

Upstairs are three well proportioned bedrooms, a stylish family bathroom and separate cloakroom. The property also benefits from potential to extend further into the loft space, subject to the usual consents.

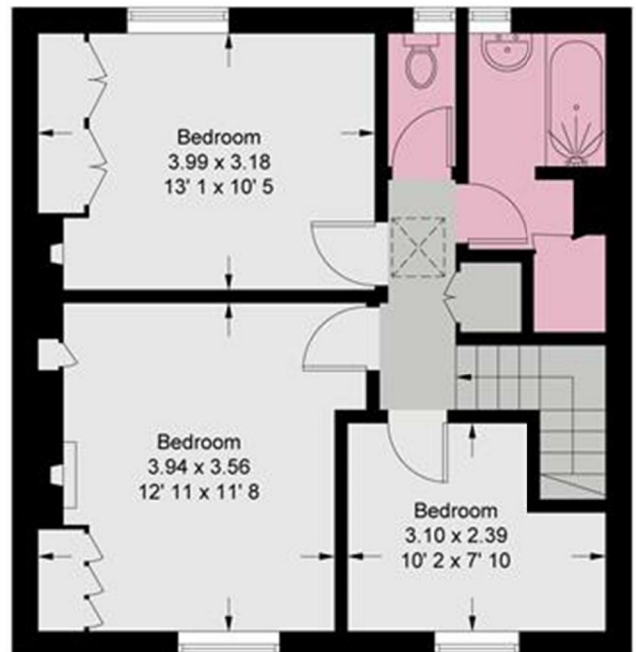
The home is well positioned for a number of highly regarded schools and is within easy reach of the green open spaces of Putney Heath, Wimbledon Common and Richmond Park. Excellent transport links are nearby with Putney mainline station and East Putney Underground station providing swift access to London, alongside numerous local bus routes and the amenities of Putney High Street.

Tenure - Freehold



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

020 8788 6611



| 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 | |

