



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 reception with dining area. Doors from the dining space open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs offers three good sized bedrooms, all benefiting from excellent natural light and versatility for family living or home working. A family bathroom suite is complemented by a separate WC, adding practicality for busy households.

The generous corner plot not only enhances the outdoor space but also provides significant scope to extend and further improve the property over time, making it an ideal long term family home.

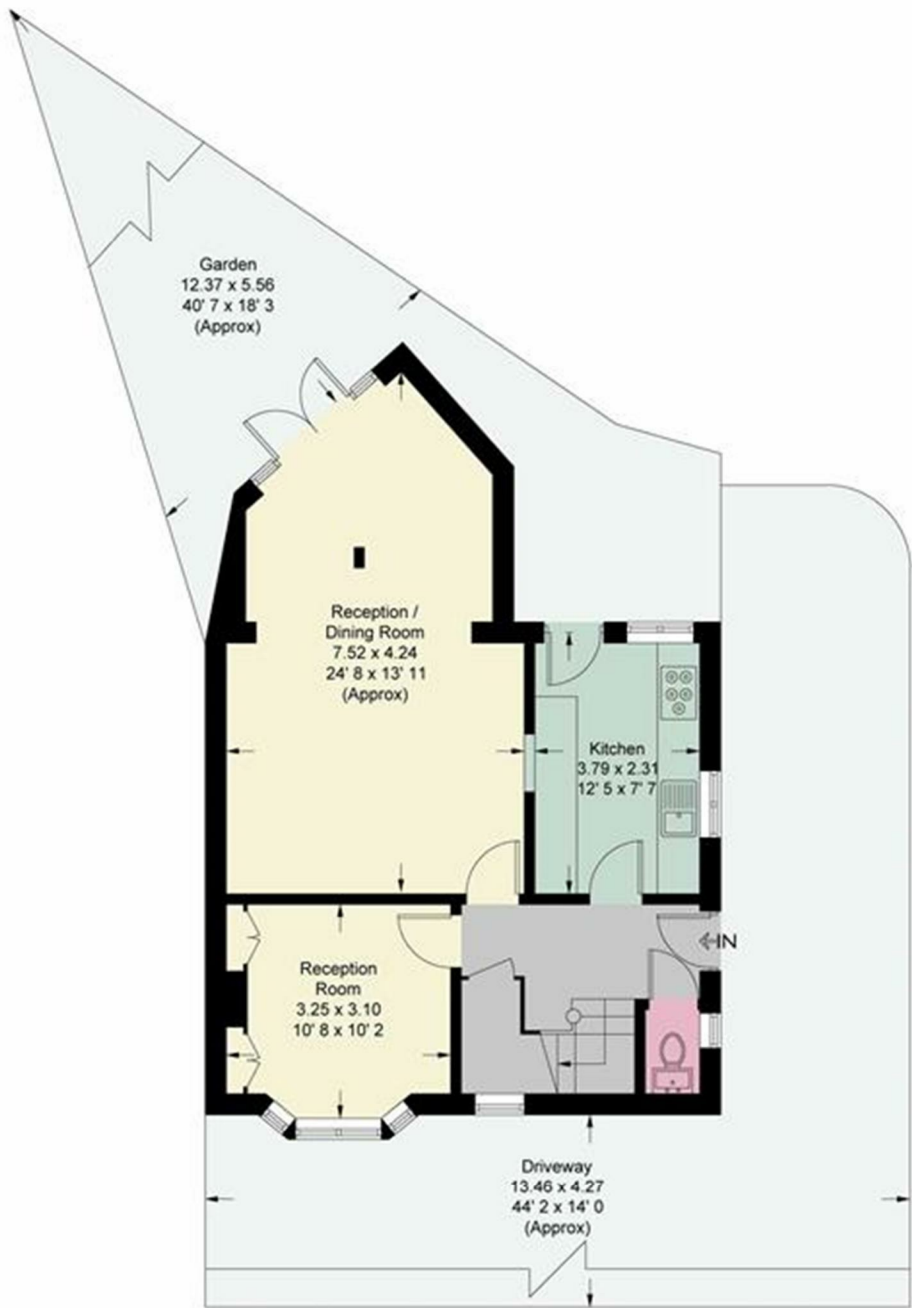
Huntingfield Road is a highly regarded residential location within SW15, conveniently positioned for access to local amenities, reputable schools, green open spaces and excellent transport links. This charming home presents a rare opportunity to acquire a spacious property with parking, gardens and future potential in a desirable South West London setting.

Tenure - Freehold
Council Tax Band - E
EPC Rating - E

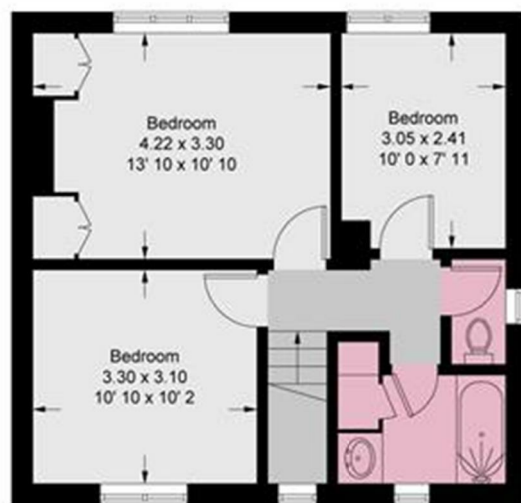


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020 8788 6611



Ground Floor
611 sq ft / 56.8 sq m



First Floor
482 sq ft / 44.8 sq m

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

