



JAMES
ANDERSON

Huntingfield Road
London SW15















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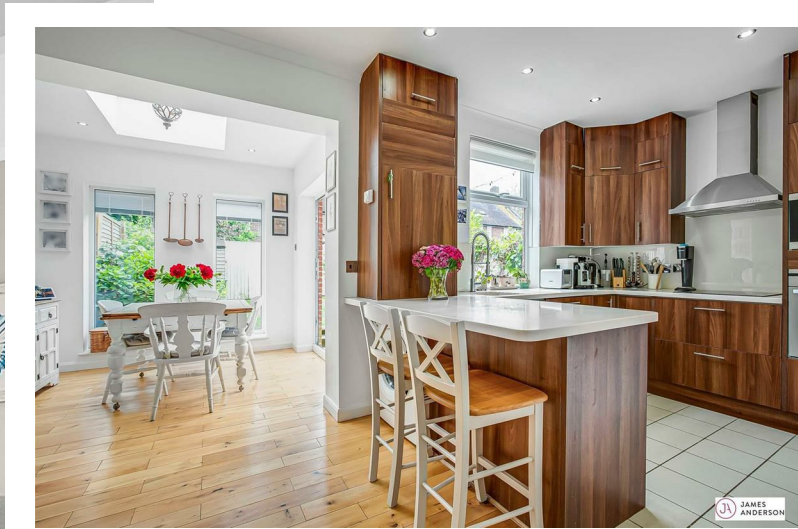
Huntingfield Road London SW15

Offering just under 1000 Sq ft this lovely family home really brings the WOW factor having been fully modernised and extended by the existing owners whilst providing a great entertaining space and large garden, ideal for a growing young family.

The property benefits from an entry hallway leading to a beautifully presented reception room with a working wood burner. This leads through to a stunning, extended kitchen/diner, flooded with tonnes of natural light, huge windows looking into the garden with an additional skylight over the dining area. Outside is a large west facing garden with a patio area, ideal for summer BBQ's with side access. Upstairs are three bedrooms and a modern bathroom with a loft access providing ample storage. The property also benefits from double glazed windows and doors which are conservation compliant, plantation shutters, combination boiler, solid wood flooring throughout the ground floor and free on street parking.

-  Three Bedrooms
-  Modern Bathroom
-  Separate Living Room, Wood Burner
-  Extended Kitchen/Diner
-  EPC Rating D, Council Tax Band E
-  Outstanding Transport Links
-  Excellent Schools Nearby
-  Immaculate Condition
-  Large Private Garden
-  Potential To Extend STPP







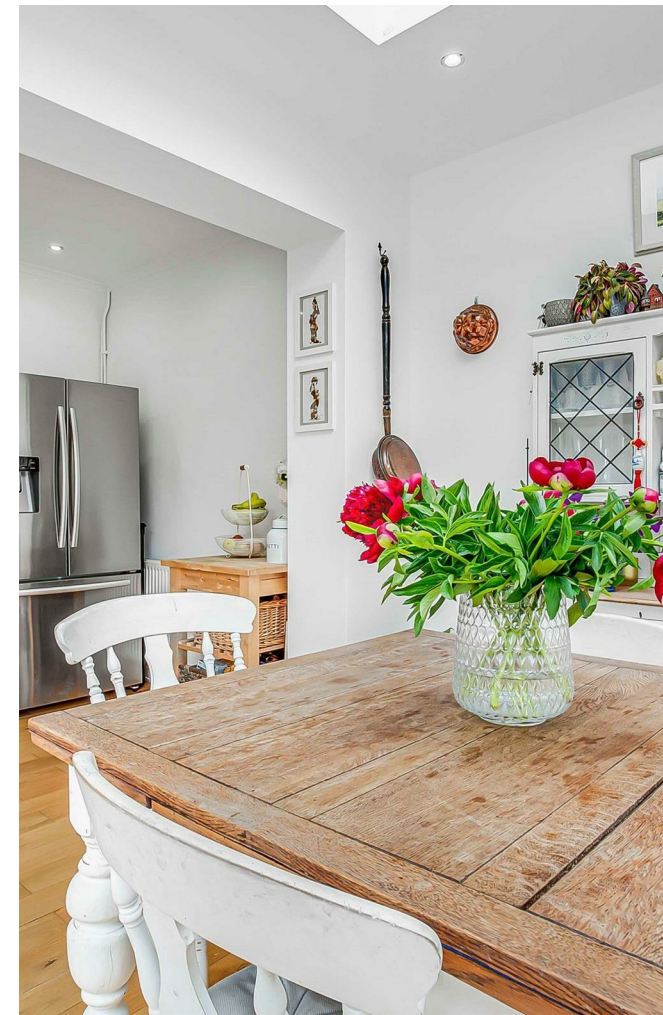




what we love

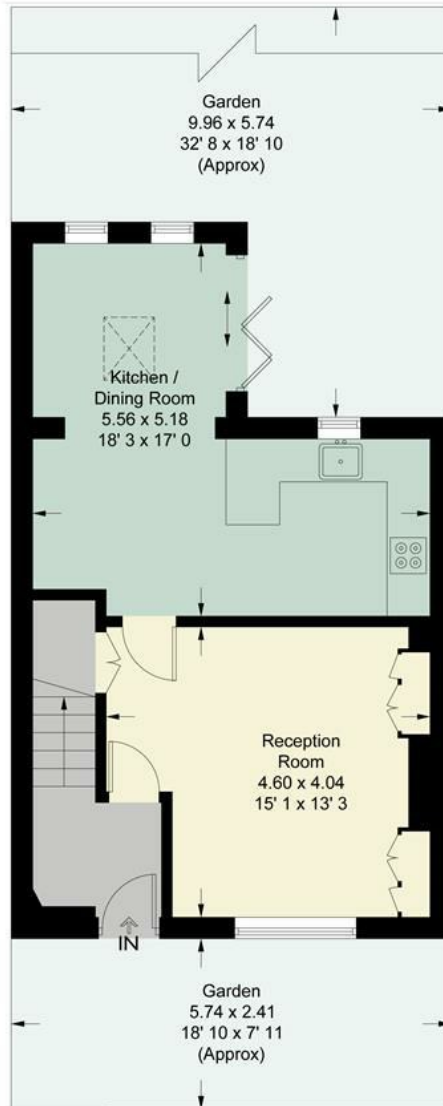
'We have bought the property because we love the area and have lived in the Putney for the past 15 years. The house met our needs at the time and we really appreciated the spacious rooms, dining room area and the garden. The property is perfectly positioned in the vicinity of good schools and transport links. It also enjoys the lower council tax rates being a part of the Wandsworth council!'

Natalia & Jonathan - current owners

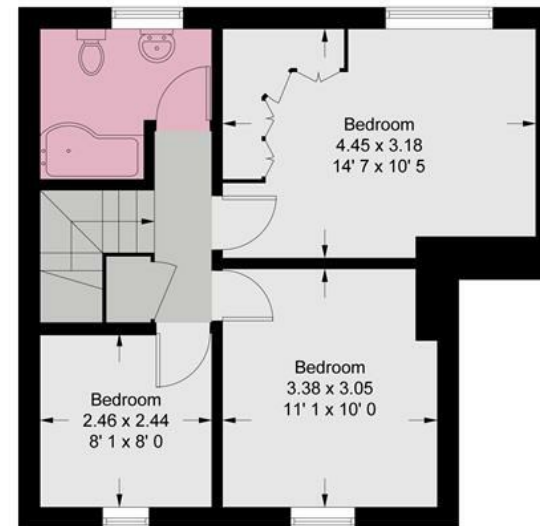


Huntingfield Road

Approximate Gross Internal Area = 958 sq ft / 89 sq m



Ground Floor
498 sq ft / 46.3 sq m



First Floor
460 sq ft / 42.7 sq m

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.





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Energy Efficiency Rating	
	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	
67	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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

