



**JAMES  
ANDERSON**



## FOR SALE

**£775,000**

**Hawkesbury Road, Putney, SW15**

**Guide Price**

This end of terrace family home offers plenty of potential while providing ample opportunity to extend both to the loft, side and rear STPP. This home has never been placed on the open market and the availability for this type of home is extremely rare!

Accommodation comprises front door into entrance hall, kitchen, WC with wash hand basin and lounge with direct access to the sweeping wrap around rear and side garden. The first floor offers two double bedrooms, single bedroom and a bathroom suite.

Hawkesbury Road is incredibly highly regarded while situated in a quiet location overlooking scenic green areas perfect for families with easy access to Richmond Park, excellent local schools, shops and good transport links into London.

Freehold  
Council Tax - E  
EPC Rating - D



Three Bedrooms



Upstairs Bath & Wash Hand Basin



Reception Room



Kitchen



EPC Rating - D



Moments From Transport Links



Outstanding Local Schools



Highly Regarded Quiet & Peaceful Location



Spacious Wrap Around Garden With Storage Cupboard



No Onward Chain



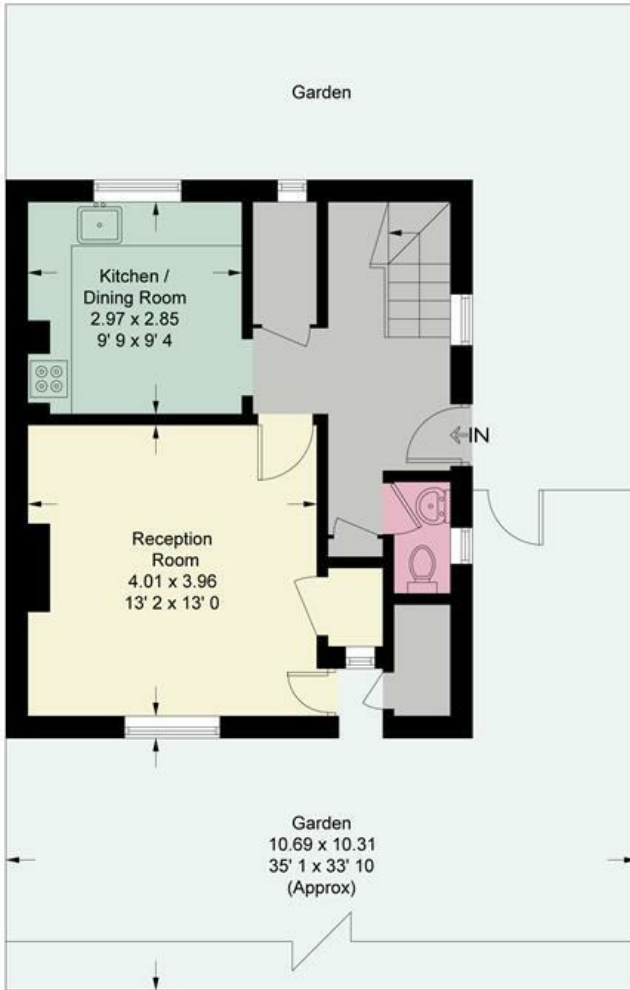
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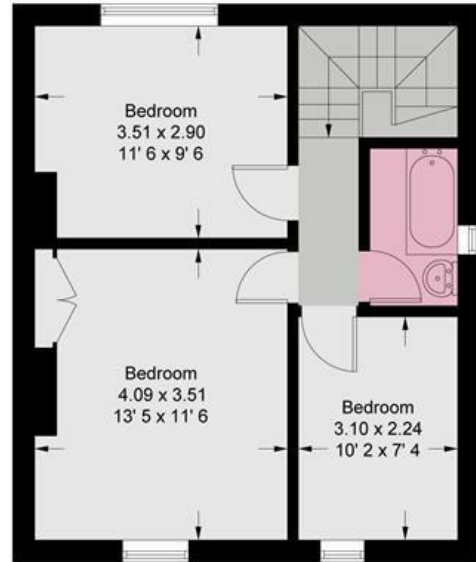


# Hawkesbury Road

Approximate Gross Internal Area = 877 sq ft / 81.5 sq m  
 Store = 13 sq ft / 1.2 sq m  
 Total = 890 sq ft / 82.7 sq m



**Ground Floor**  
426 sq ft / 39.6 sq m



**First Floor**  
451 sq ft / 41.9 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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