



JAMES  
ANDERSON



## FOR SALE

**£775,000**

Huntingfield Road, Putney, SW15

Guide Price

Built in 1928 as part of the Dover House Road first build phase this simply breath-taking end of terrace cottage is situated in an quiet and peaceful position within the Dover House Conservation area while offering generous proportions, a free flowing layout and ceilings of almost 9' providing a light and airy feel throughout.

Huntingfield Road is located within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Park Lane and Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

This home is east-west facing with the back garden enjoying the morning sun and the front garden, the evening while the green at the front is unique in that it is closed ended with no through traffic.

Downstairs comprises of an entry hallway, bright and spacious front reception room with doors leading to an extended fitted kitchen/breakfast room leading to the secluded rear garden retaining added side access.

A few steps up is the three piece bathroom while upstairs retains two excellent sized bedrooms with storage alongside an en-suite shower room to the front bedroom.



Two Double Bedrooms



Three Piece Bathroom Suite & En-Suite



Spacious Reception Room



Fitted Kitchen



EPC Rating - C



Easy Access To Transport



Catchment For Highly Regarded Schools



Quiet & Peaceful Location



Secluded Garden



Close To Shops & Green Open Spaces

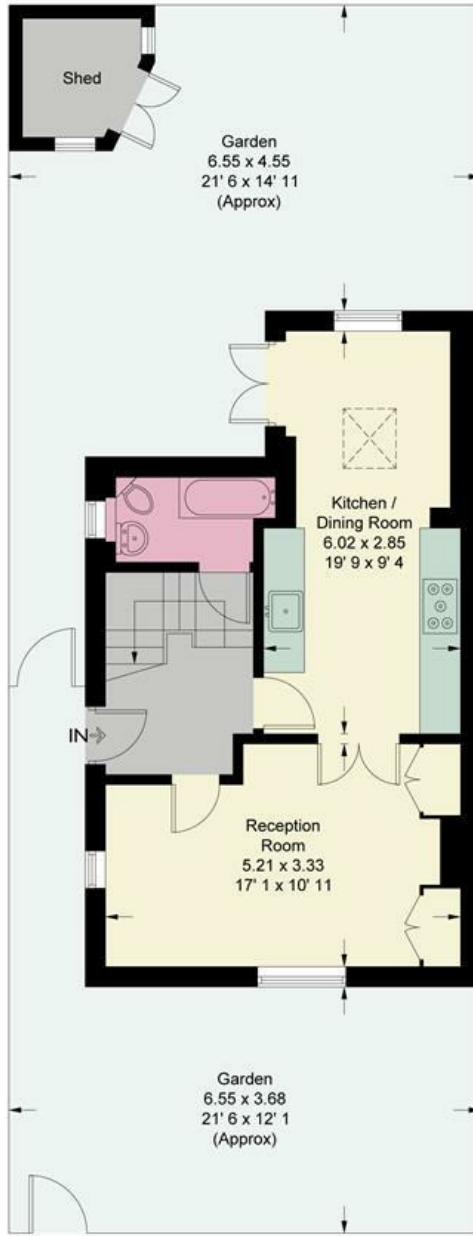


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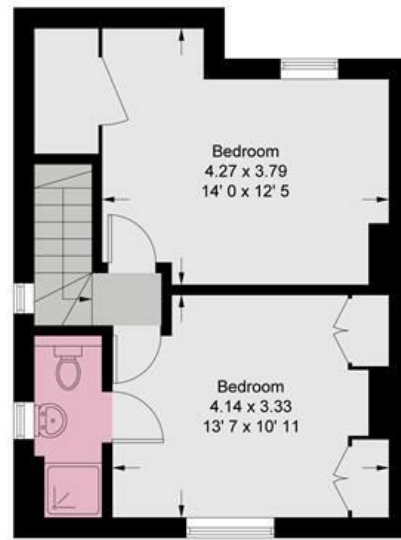
020 8788 6611

# Holly Cottage

Approximate Gross Internal Area = 873 sq ft / 81.1 sq m  
(Excluding Shed)



**Ground Floor**  
478 sq ft / 44.4 sq m



**First Floor**  
395 sq ft / 36.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

