



JAMES  
ANDERSON



## FOR SALE

Huntingfield Road, Putney, SW15

**£640,000**

Guide Price

Built in 1928 as part of the Dover House Road first build phase is this rare to the market 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 offers a sunny rear garden while the green at the front is unique in that it is closed ended with no through traffic.

The accommodation is arranged over two levels. The ground floor includes an entry hallway and a bright, spacious front reception room that opens into the fitted kitchen.

At the halfway point of the stairs, there is a cloakroom and a separate bathroom. Upstairs, you'll find two generously sized bedrooms, each with storage space.

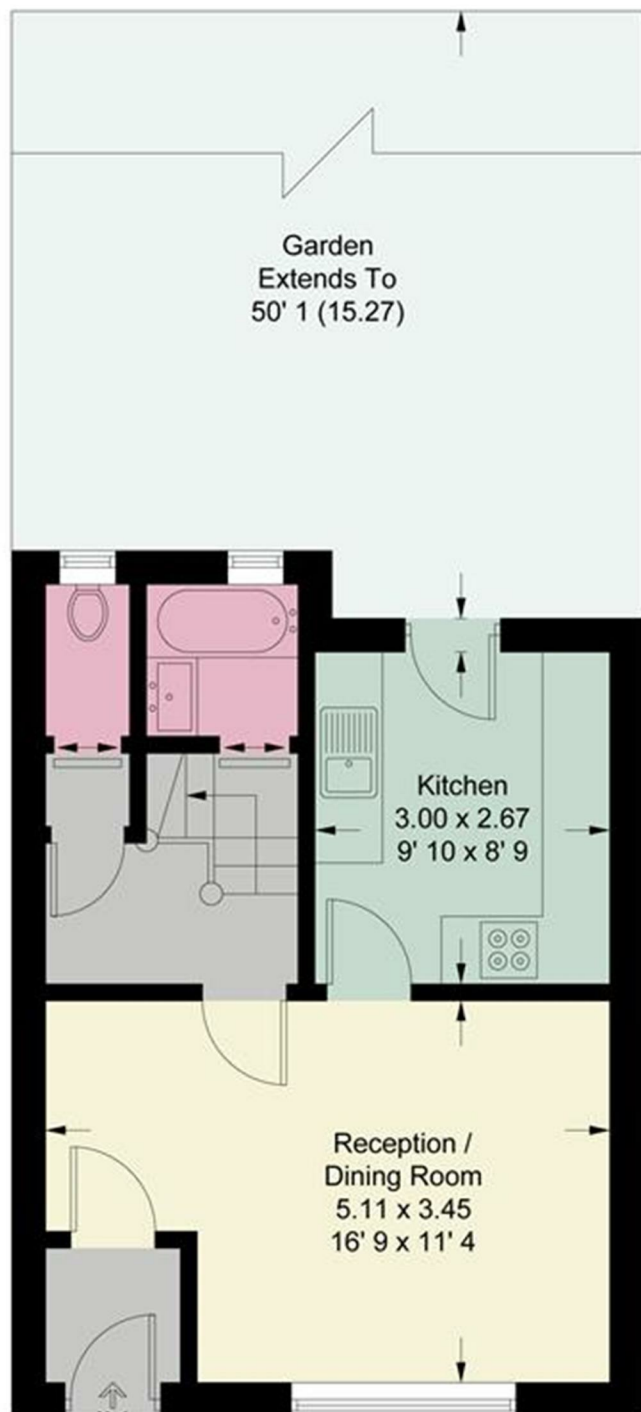
Homes like these don't come up too often so a viewing is highly advised.

Tenure - Freehold  
Council Tax Band - D  
EPC Rating - C

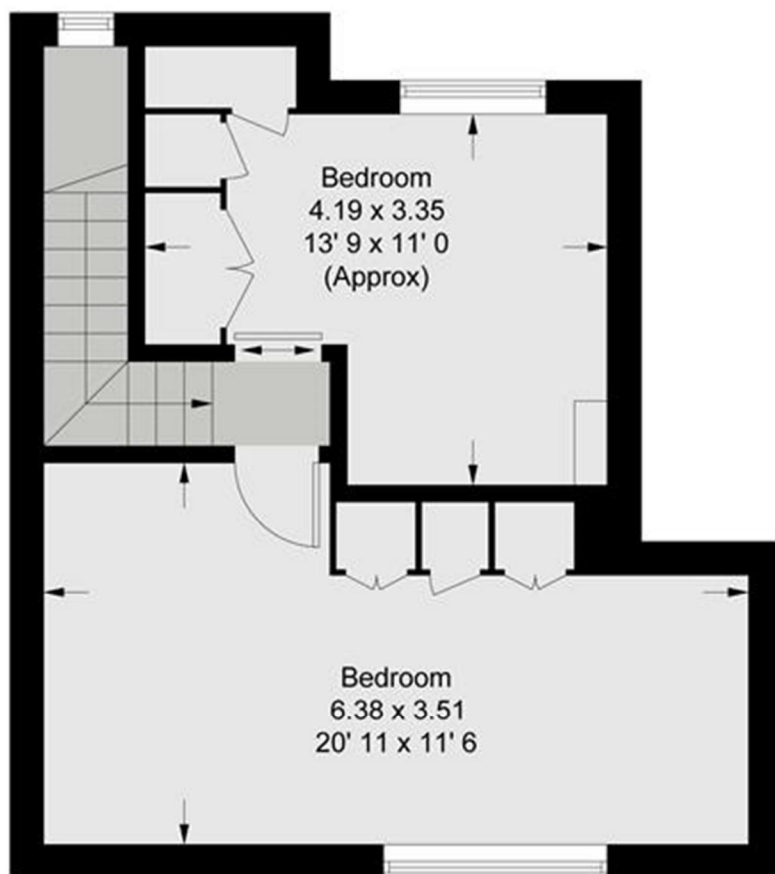


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



**Ground Floor**  
381 sq ft / 35.4 sq m



**First Floor**  
411 sq ft / 38.2 sq m

| 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 <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 |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

