

JAMES ANDERSON

Henty Walk
London SW15
Guide Price £595,000



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Set within a quiet residential setting, this beautifully proportioned two double bedroom freehold home offers spacious accommodation, a private rear garden and the added advantage of being offered to the market with no onward chain. Combining generous living space with an excellent location, this charming property is ideal for first-time buyers, professionals, downsizers and investors alike.

The property opens into a welcoming entrance leading to a bright and spacious reception room, providing an excellent space for both everyday living and entertaining. Large windows allow plenty of natural light to flow through, creating a warm and inviting atmosphere. The fitted kitchen offers ample storage and worktop space, while also presenting an opportunity for buyers to update to their own taste if desired.

There are two generous double bedrooms, both offering excellent proportions and flexibility for use as guest accommodation or a home office. A well-appointed bathroom completes the internal accommodation.

To the rear, the private garden provides a peaceful outdoor space, ideal for summer dining, entertaining friends and family or simply relaxing. It offers a wonderful extension of the living space and is perfect for those who enjoy spending time outdoors.

The property is conveniently located for the many amenities of Putney, including an excellent selection of shops, cafés, restaurants and supermarkets. Residents also benefit from easy access to Putney Heath, Wandsworth Park and Richmond Park, as well as a number of highly regarded local schools.

Excellent transport links include Putney Mainline Station with direct services to London Waterloo, East Putney Underground Station (District Line) and numerous bus routes, making commuting across London straightforward.

Further benefits include freehold tenure, Council Tax Band D, an EPC rating of C and no onward chain.














CHOP


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Henty Walk Putney

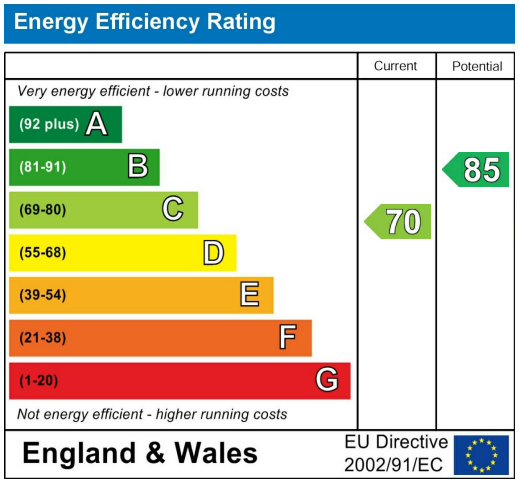
Approximate Gross Internal Area = 820 sq ft / 76.2 sq m
(Including Reduced Headroom)
Reduced Headroom = 6 sq ft / 0.6 sq m

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= Reduced headroom below 1.5m / 5'0

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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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