



JAMES
ANDERSON



FOR SALE

Huntingfield Road, Putney, SW15

This charming family home, located on a quiet and serene road within the sought-after Dover House Conservation Area, offers excellent potential for extension (STPP) and features an extensive rear garden.

The ground floor comprises a spacious reception room that provides generous living space, a well-appointed kitchen, and a front-facing bedroom. The standout feature is the substantial private garden to the rear—an expansive outdoor space ideal for al-fresco dining, entertaining, or simply enjoying a peaceful escape during the warmer months.

Upstairs, the property offers two well-proportioned double bedrooms with ample built-in storage, alongside a modern family bathroom.

Huntingfield Road is part of the sought-after Dover House Conservation Area, close to the scenic Putney Park Lane and Putney Heath. It's just a short walk from Barnes and Putney mainline stations, offering regular train services to Waterloo.

Tenure - Freehold
Council Tax - D
EPC - D

Two Spacious Double Bedrooms

Three Piece Bathroom Suite

Lounge & Dining Room

Fitted Kitchen With Rear Access

EPC Rating - D

Easy Access For Transport

Within Catchment For Highly Regarded Schools

Quiet & Peaceful Location With Views Over The Allotments

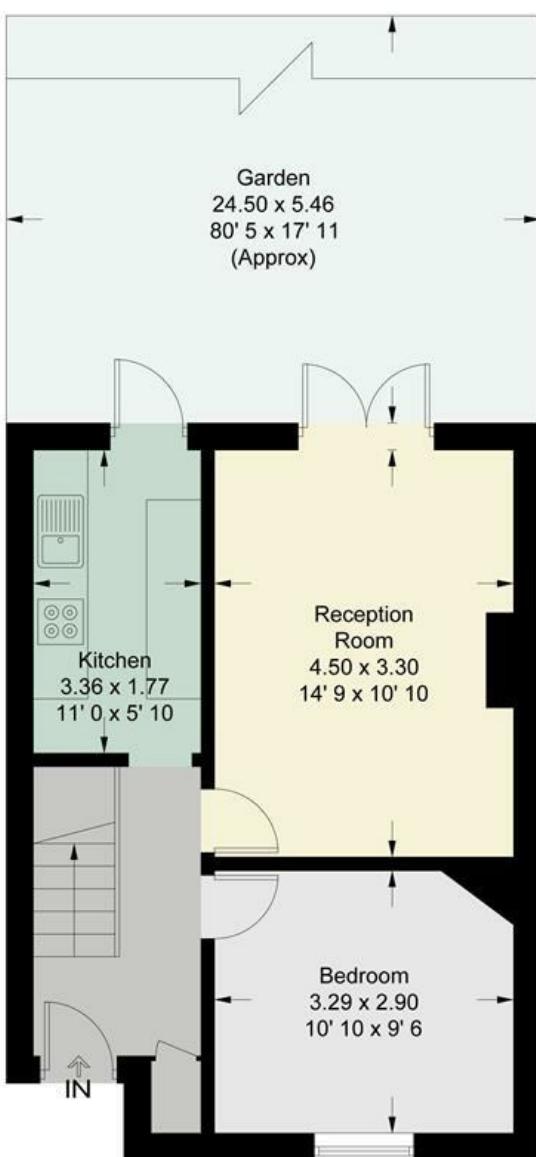
Potential To Extend (STPP)

Sunny Garden Suited For The Upcoming Summer Months

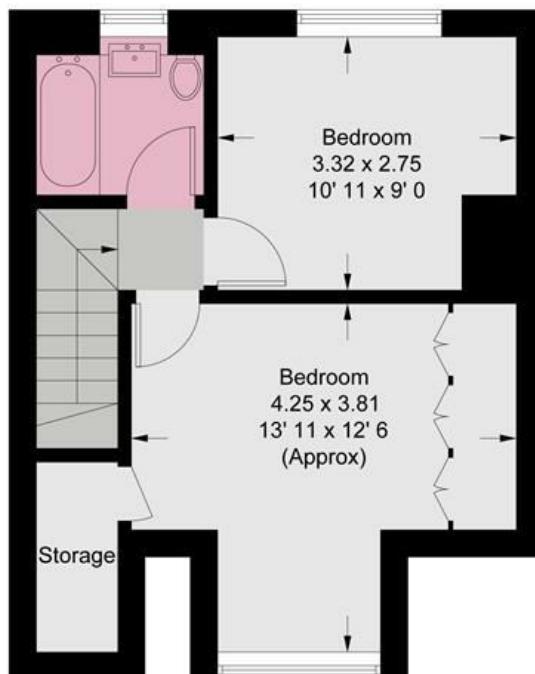


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020 8788 6611



Ground Floor
424 sq ft / 39.4 sq m



First Floor
350 sq ft / 32.5 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		
(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 ₂) Rating		
	Current	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	

