



JAMES
ANDERSON



FOR SALE

Huntingfield Road, London, SW15

£795,000

Guide Price

Set along the ever popular Huntingfield Road, this well cared for three bedroom end of terrace family home offers over 1100sqft and represents a rare opportunity within the estate. Owned by the same family since the early 1970s, the property has been loved and maintained over the years, providing generous living space that is perfectly suited to growing families, while also offering excellent scope to extend and adapt for the future.

The ground floor opens with an inviting entrance hallway that immediately gives a sense of space and warmth. A well appointed fitted kitchen offers generous storage and practical work surfaces, while a separate dining room provides an ideal setting for family meals and entertaining guests. This is complemented by a bright and spacious living room, filled with natural light, which leads seamlessly into a conservatory. This versatile additional reception space enjoys direct access to the rear garden, a secluded and low maintenance outdoor area perfect for both relaxing and entertaining, further enhanced by the convenience of side access.

Upstairs, the property offers three well proportioned bedrooms, all benefiting from built in storage. A separate cloakroom and a shower room, both with additional storage, complete the first floor and add to the practical layout of the home.

Externally, off road parking for two cars is a real rarity for this location and further enhances the appeal. The end of terrace position and generous plot also provide extensive extension potential, subject to the usual permissions, making this a home that can easily grow with its next owners.

Huntingfield Road is well placed for highly regarded local schools, making it a firm favourite with families. Green open spaces are close by for walks and outdoor activities, along with a good selection of local shops and amenities. Excellent transport links include nearby bus routes and stations providing easy access into the city.

Tenure - Freehold

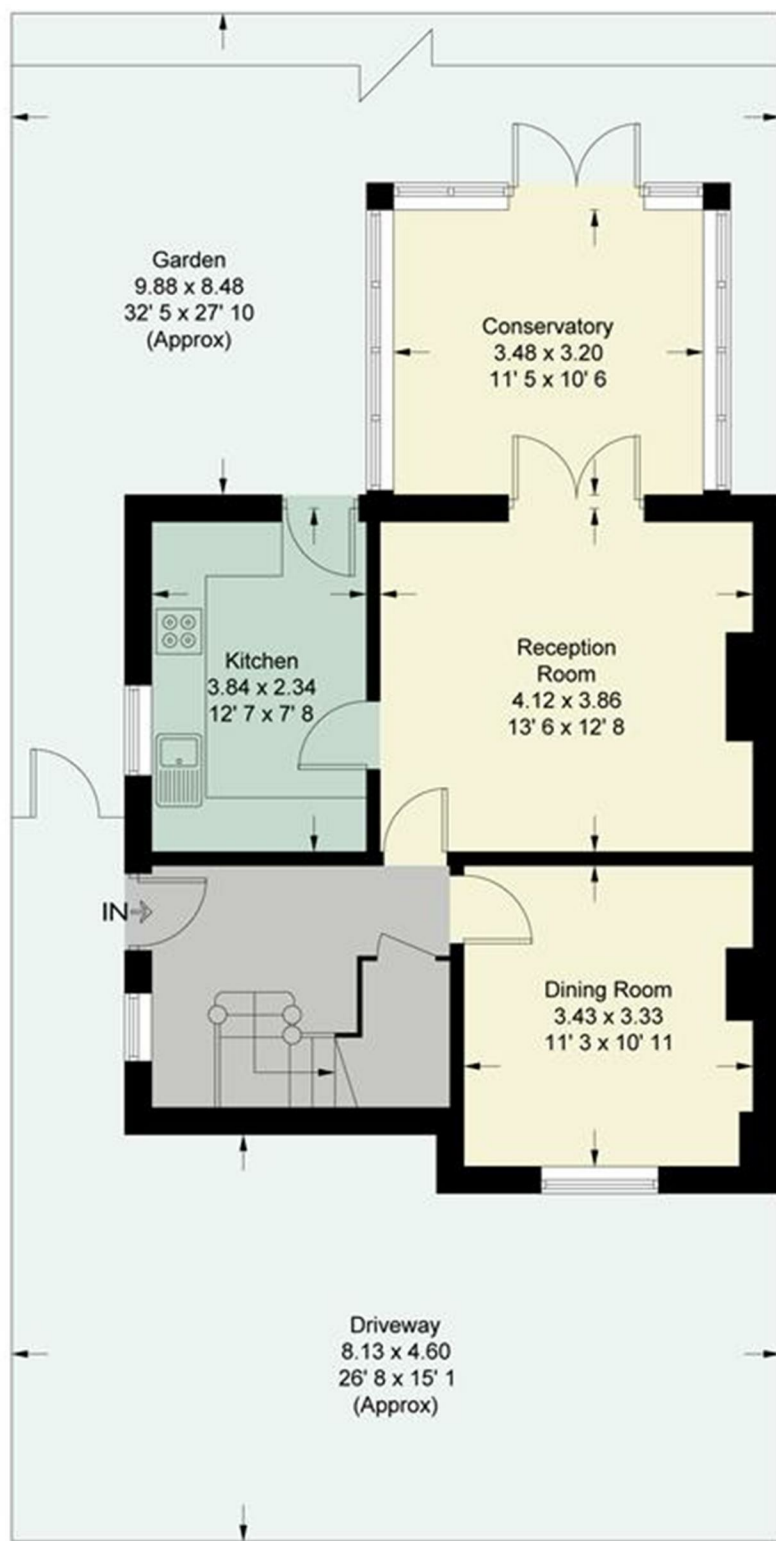
EPC Rating - C

CT - E

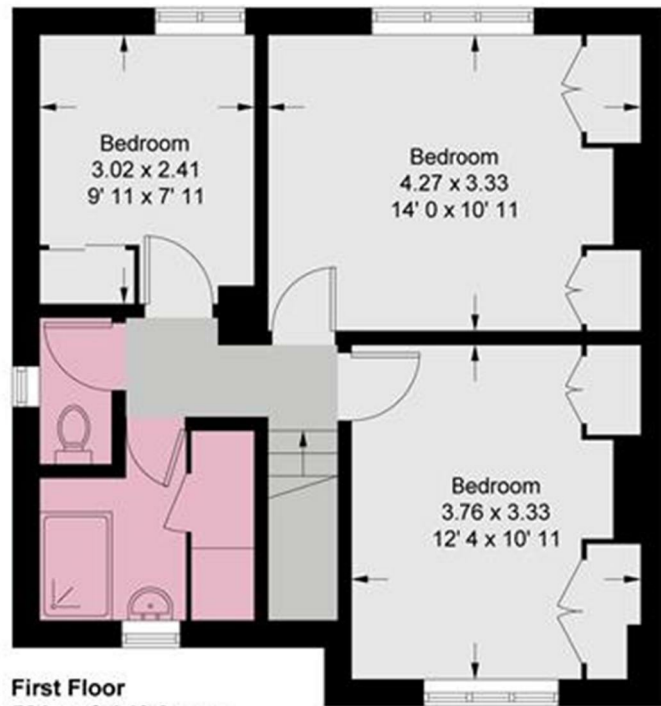


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Ground Floor



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		82

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		

