



barnard marcus

Dover House Road, London SW15 5AT

welcome to

Dover House Road, London

This attractive and incredibly spacious four/five bedroom family home is situated on a popular residential road within easy reach of shops, schools and excellent transport links. Presented in impeccable condition throughout this property has been cleverly extended to now comprise a fantastic eat-in kitchen/diner, conservatory, utility room and home office.

Upon entering the property to the front of the home is the home office, perfect for those who work from home or perhaps a children's study area/play room, this room could also easily be used as a fifth bedroom if required. The living room is a generous size and, like most of this lovely home has the most wonderful hardwood flooring. Further along the hallway is the family bathroom comprising a three piece bathroom suite and extra large Jacuzzi bath. The kitchen/diner is the real heart of this home and boasts plenty of room for all the family, off of the kitchen is a good sized conservatory to enjoy the private garden, storage room and utility room.

To the first floor are three bedrooms and a family shower room, the fourth bedroom is situated on the top floor which benefits from further storage.

Externally this home benefits from off street parking for two vehicles and a private garden with mature borders and artificial lawn.

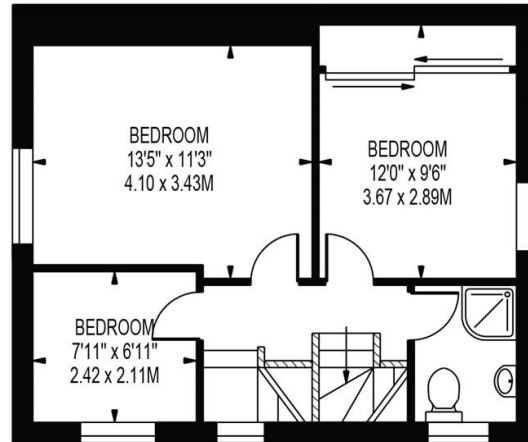


DOVER HOUSE ROAD

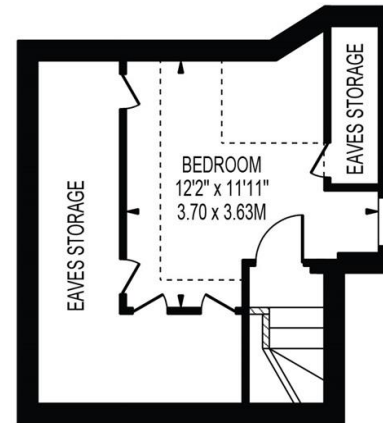
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1598 SQ FT - 148.50 SQ M**

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING SHED)

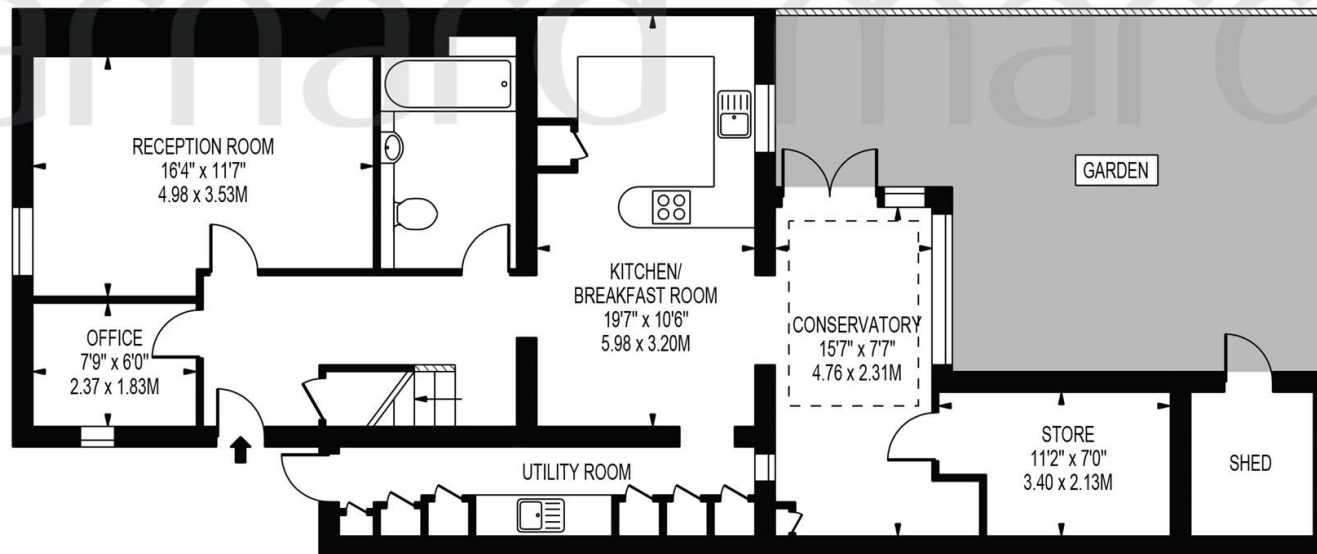
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **161 SQ FT - 14.96 SQ M**



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Dover House Road, London

- Four Bedroom Family Home
- Two Bath/Shower Rooms
- Kitchen/Diner
- Conservatory
- Utility Room

Tenure: Freehold EPC Rating: Awaited

guide price

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR107405



Property Ref:
PUR107405 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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