



JAMES
ANDERSON



FOR SALE

£625,000

Dover House Road, Putney, SW15

Guide Price

Offering excellent extension potential (STPP) this family home is located within the highly sought-after Dover House conservation area while providing spacious accommodation and a larger than average south facing rear garden.

Accommodation comprises of two reception rooms, a fitted kitchen, two double bedrooms and a family bathroom suite.

This home sits on an excellent sized plot and provides a front, side and rear garden perfectly suited for al-fresco dining or entertaining in the upcoming summer months.

Dover House Road is within the popular Dover House Conservation area, benefiting from the picturesque green space of 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.

Freehold
EPC Rating - TBC
Council Tax Band - D



Two Double Bedrooms



Three Piece Bathroom



Spacious Lounge/Dining Area



Galley Kitchen



EPC



Easy Access To Transport



Within Catchment For Highly Regarded Schools



Moments From Green Open Spaces



Complete Chain



Extension Potential (STPP)



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

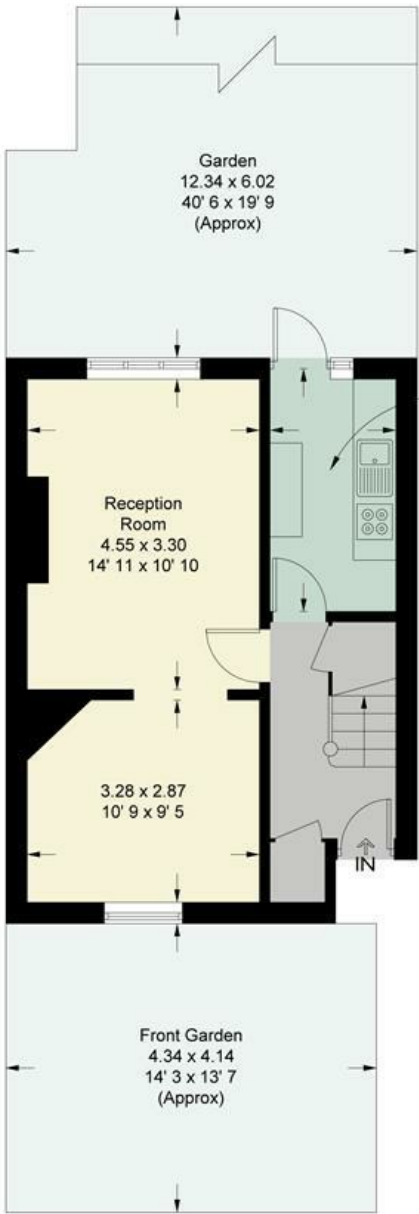
020 8788 6611

Dover House Road

Approximate Gross Internal Area = 766 sq ft / 71.1 sq m



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Ground Floor
419 sq ft / 38.9 sq m

First Floor
347 sq ft / 32.2 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		
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EU Directive 2002/91/EC		

