



**JAMES  
ANDERSON**



# FOR SALE

**£700,000**

Dover House Road, London, SW15

Guide Price

A beautifully presented two bedroom house located on Dover House Road, Putney. This immaculate home measures over 900 sq ft and has been extended on the ground floor in previous years. The accommodation on the ground floor comprises an entrance hall, study/3rd bedroom, living room, dining room and a modern fitted kitchen. Upstairs are two spacious bedrooms with fitted wardrobes. Outside is a partially paved and decked garden and a large shed. Additional benefits are oak flooring in the living room and study, double glazed wooden windows, UPVC french doors, fitted wooden shutters throughout, bespoke carpentry throughout and a combination boiler.

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.

Council Tax Band - D  
Freehold  
EPC rating C

-  Two Bedrooms
-  One Modern Bathroom
-  Extended Reception Room
-  Modern Fitted Kitchen
-  EPC Rating C - Freehold - Council Tax Band D
-  Large Garden
-  Immaculate Condition
-  Quiet, Leafy Location
-  Dover House Conservation Area
-  Study



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020 8788 6611



# Dover House Road

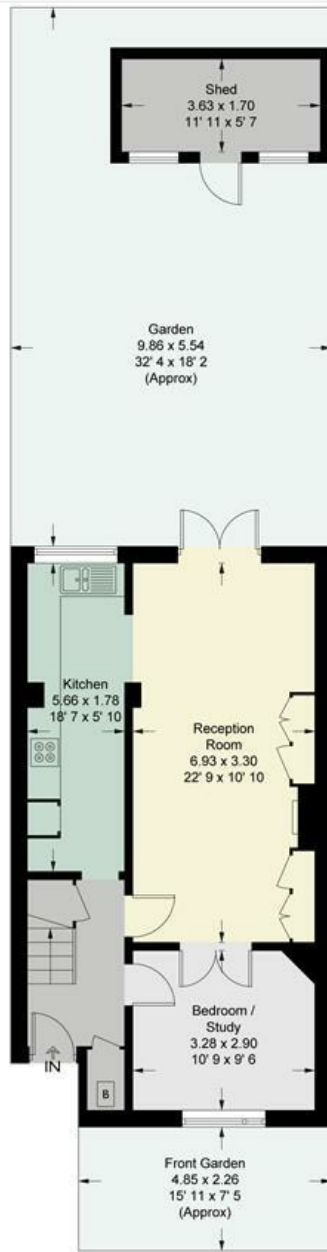
Approximate Gross Internal Area = 904 sq ft / 84 sq m

Shed = 66 sq ft / 6.1 sq m

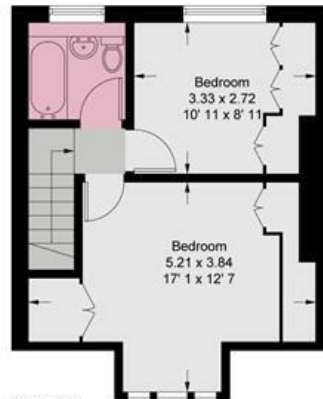
Total = 970 sq ft / 90.1 sq m



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**Ground Floor**  
556 sq ft / 51.7 sq m



**First Floor**  
348 sq ft / 32.3 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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

