



JAMES  
ANDERSON



## FOR SALE

Dover House Road, London, SW15

**£679,000**

Guide Price

Perfectly positioned on the popular Dover House Road, this charming three double bedroom home is ideal for growing families or first-time buyers looking to settle in a welcoming community.

The property offers flexible living space with excellent scope to extend into the loft or rear, subject to planning permission—making it a home you can grow into.

The ground floor features a spacious reception room and a bright kitchen-diner that opens directly onto a sunny rear garden, perfect for playtime or relaxed weekend entertaining.

Upstairs, you'll find three generously sized bedrooms with double built wardrobes in bedrooms 1 & 2 alongside a family bathroom with wash hand basin, and a separate WC.

With its combination of space, potential, and location, this home is a wonderful opportunity for those looking to put down roots.

Dover House Road is located in the popular Dover House Conservation area, while offering a peaceful, residential environment with excellent access to both green spaces and local amenities. The area is close to the expansive Richmond Park, providing ample opportunities for outdoor activities and relaxation. Residents benefit from good transport links, including nearby bus routes and a short distance to Putney or Barnes stations, making commuting to central London easy. With a mix of charming homes, local cafes, and schools, Dover House Road is ideal for those seeking a quiet yet connected area in southwest London.

Tenure - Freehold

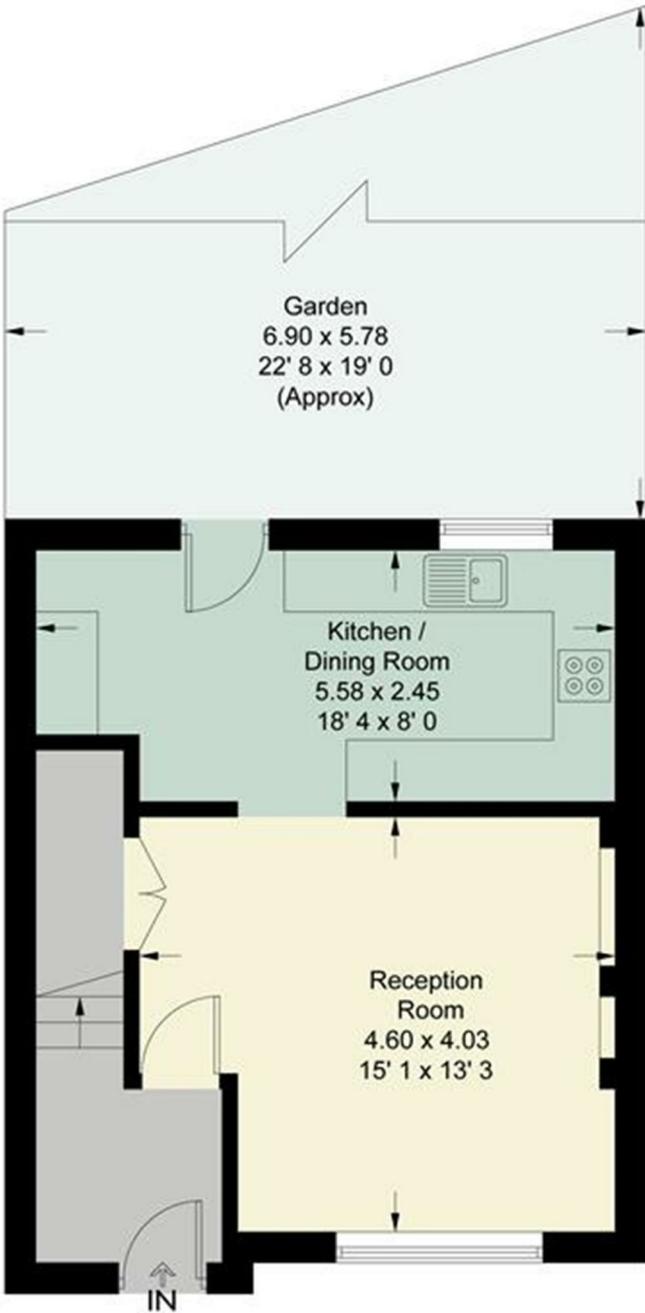
Council Tax - E

EPC - D

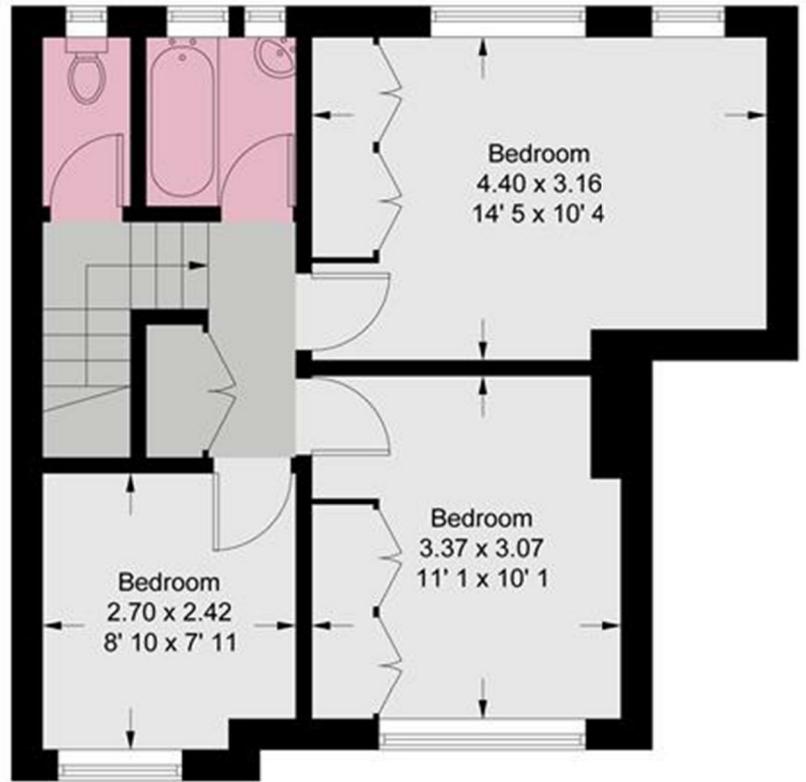


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020 8788 6611



**Ground Floor**  
409 sq ft / 38 sq m



**First Floor**  
444 sq ft / 41.3 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

