



JAMES
ANDERSON



FOR SALE

£635,000

Dover House Road, Putney, SW15

Guide Price

Located within the ever-popular Dover House Conservation Area, this charming and well-proportioned family home offers excellent scope for extension and enhancement, subject to the necessary planning permissions (STPP). Perfectly suited to growing families, this property benefits from a generous plot size and a beautifully maintained south-facing rear garden — ideal for entertaining, relaxing, or further development.

The accommodation currently comprises a bright and spacious double reception room, a kitchen, two generous double bedrooms, and a contemporary family bathroom suite. The home offers ample scope for personalisation or expansion, to the rear, side and potentially into the loft, subject to planning consent.

Externally, the property boasts a private driveway providing convenient off-street parking, and a larger-than-average garden with a sunny southerly aspect. Side access further adds to the practicality of the layout, enhancing the usability of the outdoor space.

Situated on Dover House Road, this home enjoys all the benefits of the conservation area, including tree-lined avenues and access to the nearby open spaces of Putney Heath — ideal for walking, cycling, and outdoor leisure. Excellent transport links are close at hand, with Barnes and Putney mainline stations offering regular services to London Waterloo. Local bus routes include the 72 to Hammersmith, the 430 to Putney and South Kensington,



Two Double Bedrooms



Bathroom Suite



Spacious Through Lounge



Kitchen With Side Access



EPC Rating - TBC



Easy Access To Transport



Catchment For Highly Regarded Schools



Moments From Green Open Spaces



Chain Free



Potential To Modernise & Extend (STPP)



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

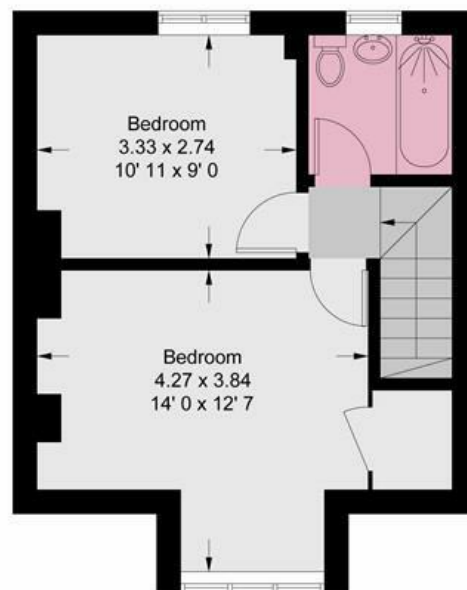
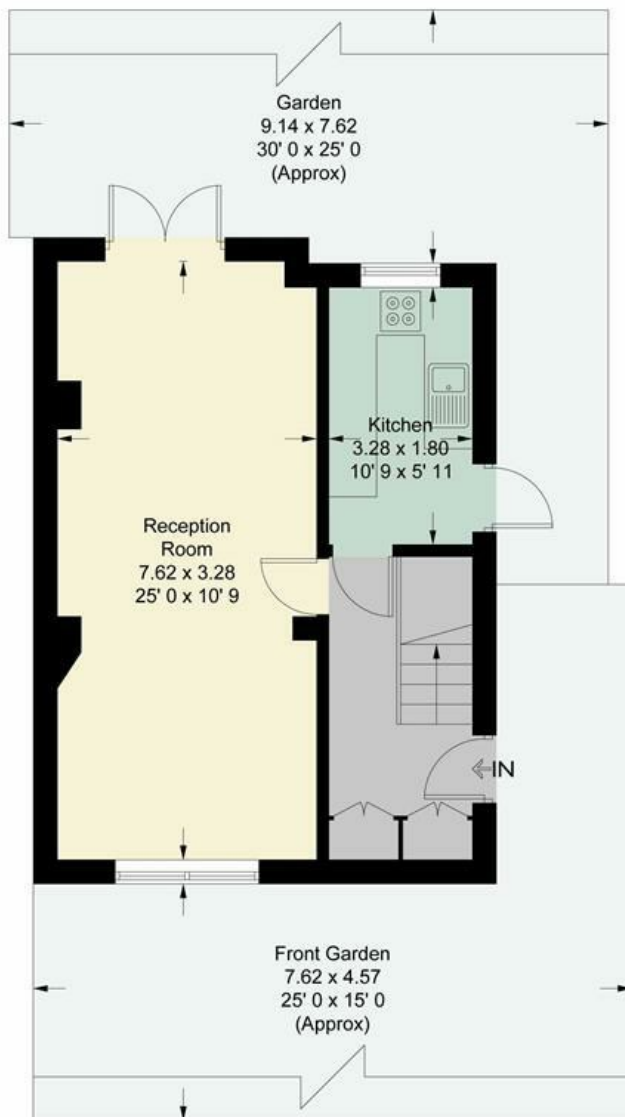
020 8788 6611

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Approximate Gross Internal Area = 780 sq ft / 72.4 sq m



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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		
	69	82
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		
England & Wales	EU Directive 2002/91/EC	

