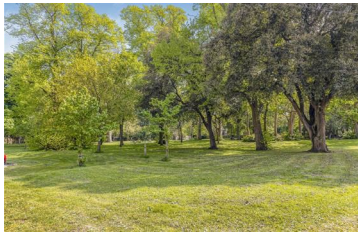




JAMES  
ANDERSON



## FOR SALE

**£670,000**

Dover House Road, London, SW15

Guide Price

Situated on the ever popular Dover House Road, this charming end of terrace family home presents an exceptional opportunity to acquire a well-balanced property in one of Putney's most desirable residential pockets. Set back from the road and benefitting from rare off-street parking, this delightful home combines generous proportions, natural light and excellent potential for further extension (STPP). The property is being offered to the market chain free, ensuring a smooth and straightforward purchase process.

Arranged over two floors, the accommodation provides an ideal layout for modern family living. The ground floor features a welcoming entrance hallway leading to a bright and spacious front dining room, perfectly suited for family meals and entertaining guests. To the rear, a generous lounge overlooks the garden and offers a comfortable, relaxing space with plenty of natural light. From here, direct access to the private rear garden creates a seamless connection between indoor and outdoor living, ideal for al fresco dining, children's play, or quiet enjoyment. The garden's advantageous position and width, being at the end of the terrace, further enhance the property's sense of privacy and open space.

Upstairs, the first floor offers two well-proportioned double bedrooms, each benefiting from excellent natural light and attractive outlooks. A modern three-piece bathroom suite completes the accommodation on this level, providing comfort and functionality for everyday family living. The property retains much of its original character while offering a wonderful blank canvas for buyers to personalise and create their ideal home.



Two Double Bedrooms



Three Piece Bathroom Suite



Ample Living Space, Suited For Entertaining



Fitted Kitchen With Side Access



EPC Rating -



Easy Access For Transport



Catchment For Highly Regarded Schools



Prime Location For Growing Families



Chain Free



Tenure - Freehold - Council Tax Band - D



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

020 8788 6611

# Dover House Road

Approximate Gross Internal Area = 842 sq ft / 78.3 sq m  
(Including Reduced Headroom / Shed)  
Reduced Headroom = 5 sq ft / 0.5 sq m  
Shed = 70 sq ft / 6.5 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) <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 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 |           |

