



**JAMES
ANDERSON**



FOR SALE

£900,000

Hawkesbury Road, London, SW15

Guide Price

This exceptional four bedroom home has been refurbished to an excellent standard by the existing owners while providing extensive front and rear gardens while offering further potential to extend to the rear STPP.

Plots this size are a rarity in the Dover House Estate and a viewing is highly recommended.

The ground floor accommodation comprises of a spacious hallway, leading directly to the open plan living / dining area suited for entertaining while providing a stylish fitted kitchen and separate utility room with WC & wash hand basin.

Upstairs provides three excellent sized bedrooms with a three piece bathroom suite while the second floors offers a further double bedroom with en-suite shower room.

Outside the home offers two incredibly sized gardens providing the perfect setting for al-fresco dining, play areas for children or areas to grow vegetables. There is further potential to extend to the rear STPP should you so wish.



Four Bedrooms



Two Bathrooms



Spacious Lounge Suited For Entertaining



Newly Fitted Stylish Kitchen



EPC Rating -



Excellent Transport Links Nearby



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location Close To Green Open Spaces



Excellent Extension Potential (STPP)



No Onward Chain

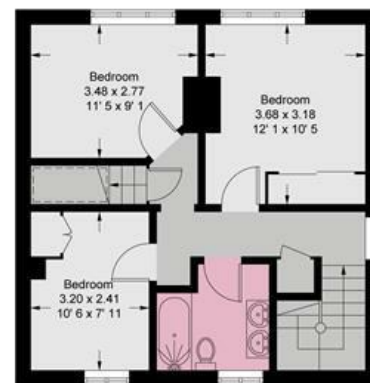
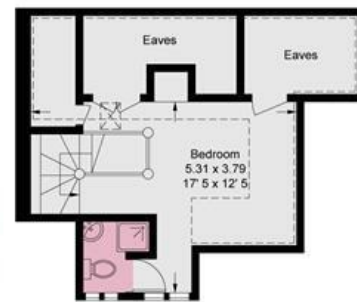


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611

Hawkesbury Road

Approximate Gross Internal Area = 1159 sq ft / 107.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 185 sq ft / 17.2 sq m
 Total = 1344 sq ft / 124.8 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	73

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	

