

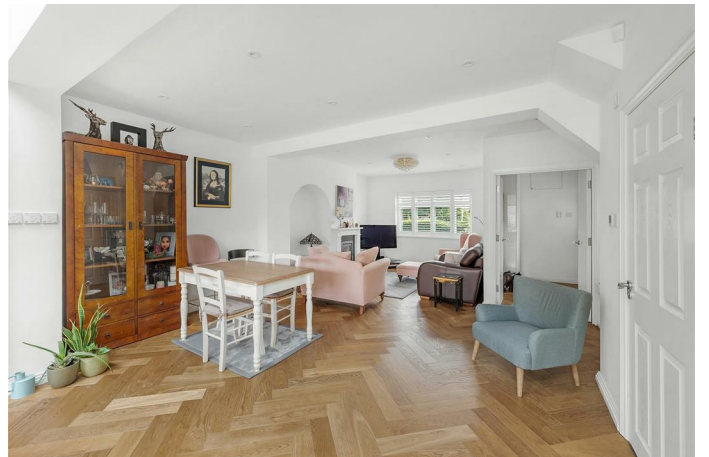
# EDEN HOMES

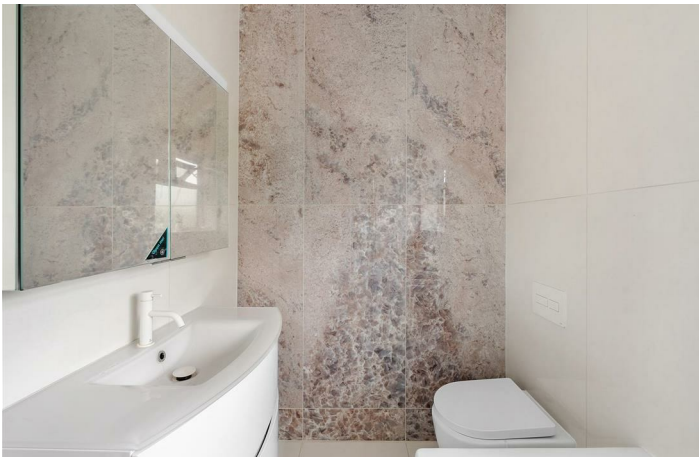


## 118 Dover House Road, London, SW15 5AT Offers over £950,000

We are delighted to offer this charming four bedroom family home that has been thoughtfully extended to maximise space and comfort. Situated in a desirable Dover house location, this property offers a combination of traditional charm and modern living, making it an ideal choice for those seeking a well-appointed and spacious home. This property boasts three generously-sized bedrooms, providing ample space for a growing family or accommodating guests. Each room has been meticulously designed to create a relaxing and comfortable atmosphere, with ample natural light and storage options.

One of the standout features of this home is the fully extended loft, which has been transformed into a luxurious bedroom with an en-suite bathroom. This additional living space not only adds value to the property but also offers a private retreat for the homeowners. The en-suite bathroom is equipped with modern fixtures and fittings, ensuring convenience and comfort. The private garden has been landscaped and easily accessible through the bifold doors to create a lovely airy kitchen, bringing the outside in, benefiting a central island and open plan living. Dover House road is conveniently located close to local buses and Barnes mainline station. Putney high street, the local shops, restaurants and amenities as well as the green open spaces of Putney Heath, Richmond Park and Barnes common are also close by.









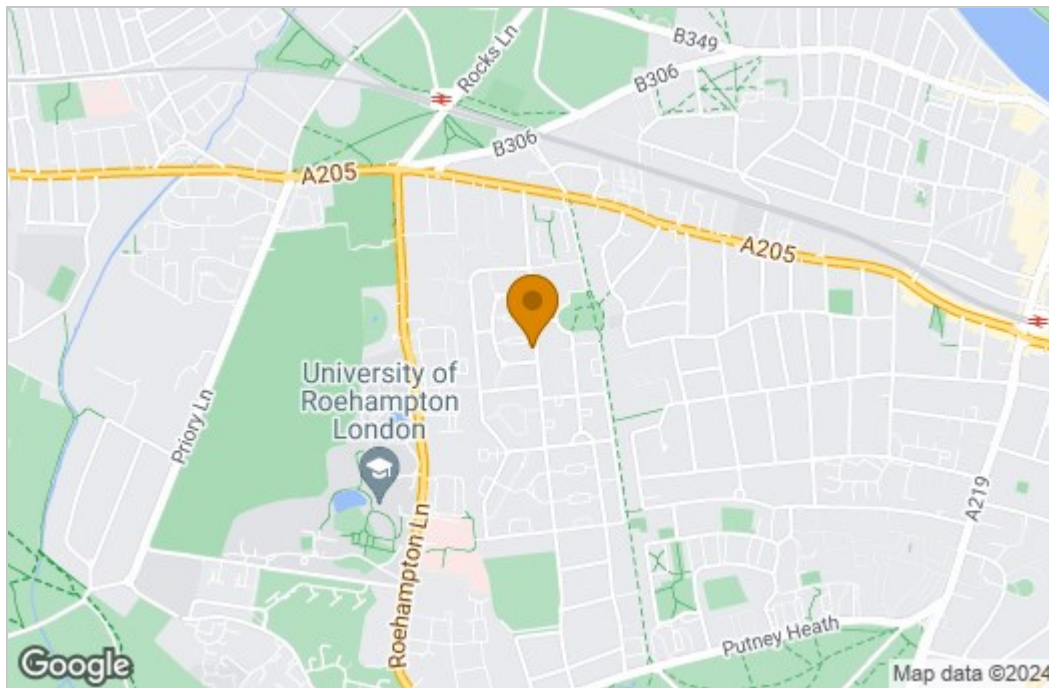
# Floor Plan

**Dover House Road, SW15**  
 Approximate Area = 123.2 sq m / 1326 sq ft  
 Including Limited Use Area (10.2 sq m / 110 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Area Map



# Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.