

# EDEN HOMES

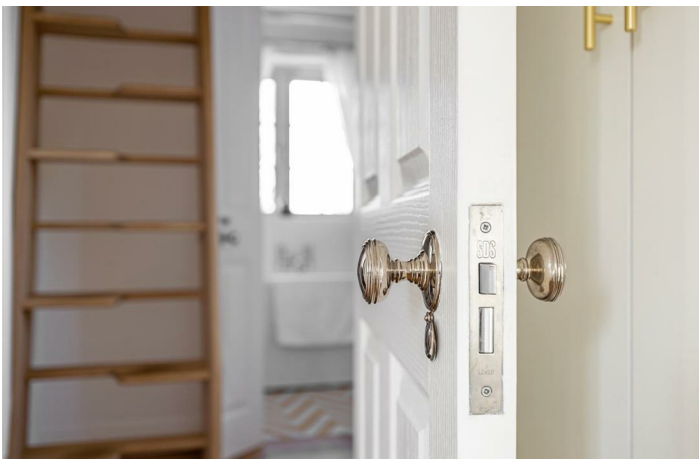


**230 Dover House Road, London, SW15 5AH**

**Asking price £925,000**

This stunning three bedroom end of terrace house is set within the ever popular Dover House conservation area. This home has been fully refurbished to a very high standard and has been extended to the side and rear to create a very impressive space. This light and airy property comprises three bedrooms, one of which doubles as the snug and where the loft space room currently is used as a fourth bedroom via a solid oak access ladder. There is a stunning family bathroom with a stand alone bath, sink and WC, an ensuite wet-room with bespoke tiles is off the main bedroom which has bespoke floor to ceiling wardrobes. Downstairs this home benefits from an under stair cloakroom and guest WC located off the hall, which leads to an impressive living space with oak wood flooring and through which via double doors leads to an extremely spacious fully fitted kitchen dining room, an amazing space right at the heart of the home. This stunning room benefits from dual aspect feature windows allowing in an abundance of light, oak floors throughout, butler sink with Qooker hot tap, wood work surfaces and Miele integrated appliances. This in turn, leads to another charming area currently used as a snug or additional bedroom. Located off the kitchen and the snug is a private garden which wraps around to the front of the house from the sunny side patio. This house has the added benefit of a private driveway for one car with an electric vehicle wall mounted charging point.







- Three double bedrooms
- Useable loft space
- Fully refurbished
- Extended at side and rear
- Private wrap around garden
- Private Driveway with charging point
- Large open plan kitchen/dining
- Three W.Cs/ Under floor heating in both bathrooms
- Close to transport links
- Planning permission in place for a Dormer window to the rear

The special character of the Dover House Conservation Area is derived from the carefully planned clusters of picturesque cottage-style homes and their front gardens with privet hedges set around green spaces with many mature trees.

Generous side gardens contribute to the green setting and provide vistas to enhance the feeling of space. Historical features that predate the building of the area such as Putney Park Lane, the Grade II Listed Putney Park House and North Lodge enrich the rural ambience. Barnes Mainline Station, local bus links to Putney and beyond as well as the local shops and amenities are close by.

# Floor Plan

Approximate Gross Internal Floor Area : 103.0 sq m / 1108.68 sq ft  
 Garden Measurement - (9.30m x 7.40m = 30'6" x 24'3")

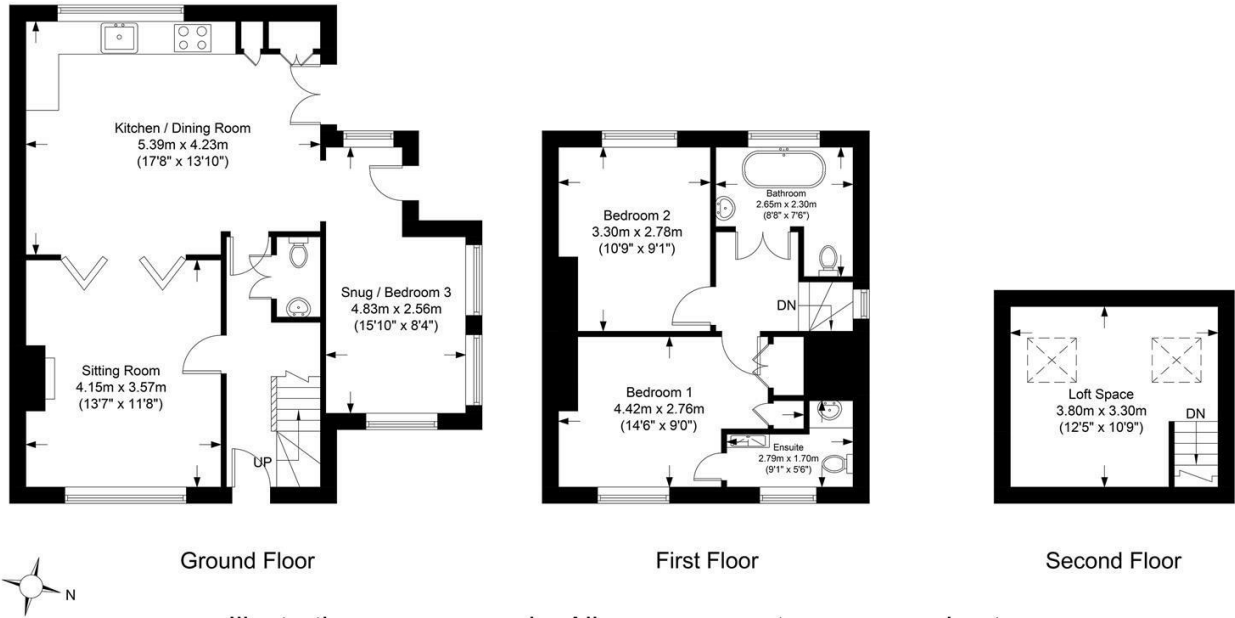
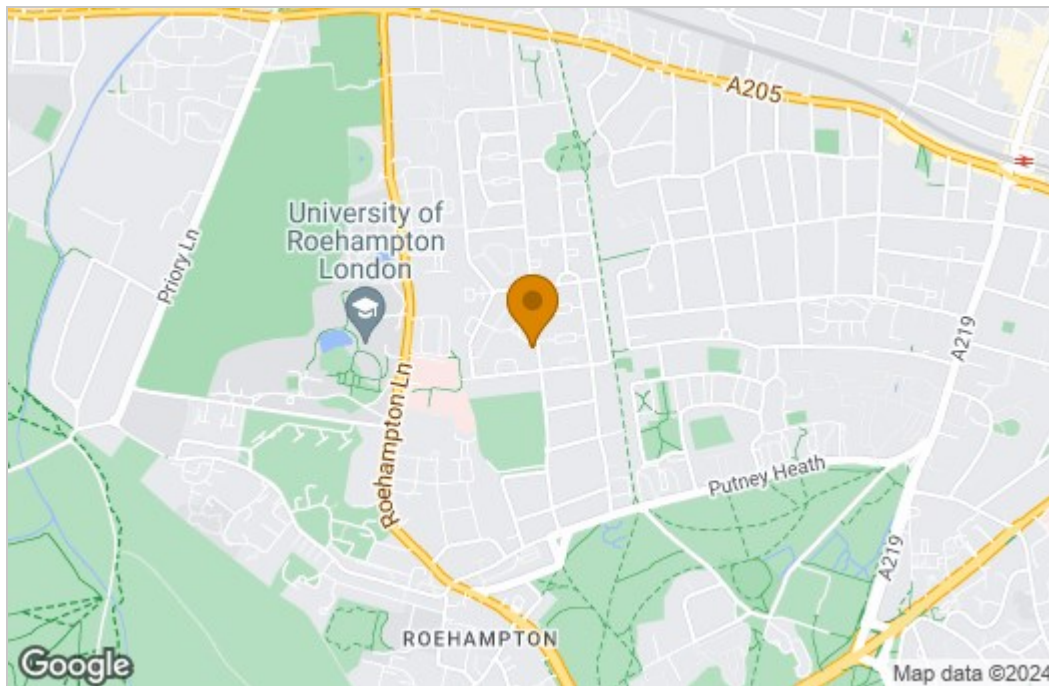


Illustration purposes only. All measurements are approximate.

# 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	

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