

# EDEN HOMES



**306 Huntingfield Road, London, SW15 5ER**

**Guide price £900,000**

We are delighted to offer this four double bedroom home located within the ever popular Dover House conservation area. The property has been beautifully refurbished throughout, is fully extended and combines modern amenities with stylish design. This exquisite home offers versatile living spaces, making it ideal for contemporary family life. Upstairs there are three double bedrooms, one of which is luxurious loft room with en-suite, family bathroom and furthermore a versatile ground floor bedroom/reception room. The living space is beautifully designed with bespoke open-plan modern kitchen, offering both comfort and style opening out to a large private garden which further enhances the appeal of this exceptional property, perfect for alfresco dining and entertaining. Huntingfield Road is situated in the sought-after SW15 area, known for its family-friendly environment and excellent amenities and is within easy reach of local schools, parks and transportation links, making it an ideal location for families and professionals alike.





### Key Features:

**Four Double Bedrooms:** The home boasts four spacious double bedrooms, providing ample space for family and guests. One of these bedrooms is conveniently located on the ground floor and can easily double as a second reception room, offering flexibility in its use.

**Ground Floor Bedroom/Reception Room:** The ground floor bedroom is a versatile space that can serve as a cozy reception room or a guest bedroom, perfect for accommodating visitors or creating a separate area for relaxation.

**Loft Extension with En-Suite:** The property has been extended into the loft, creating a luxurious master bedroom with a modern en-suite bathroom. This private sanctuary is perfect for unwinding after a long day.

**Modern Family Bathroom:** The family bathroom is equipped with modern fixtures and fittings, providing a sleek and functional space for daily use.

**Open-Plan Kitchen Living Room:** The rear of the property has been extended to create an expansive open-plan kitchen living room. This modern space is perfect for family gatherings and entertaining guests, featuring high-end appliances and stylish finishes.

**Bi-Fold Doors to Garden:** The living area is enhanced by bi-fold doors that open out to the large private garden, seamlessly blending indoor and outdoor living. These doors allow for an abundance of natural light to fill the space, creating a bright and welcoming atmosphere.

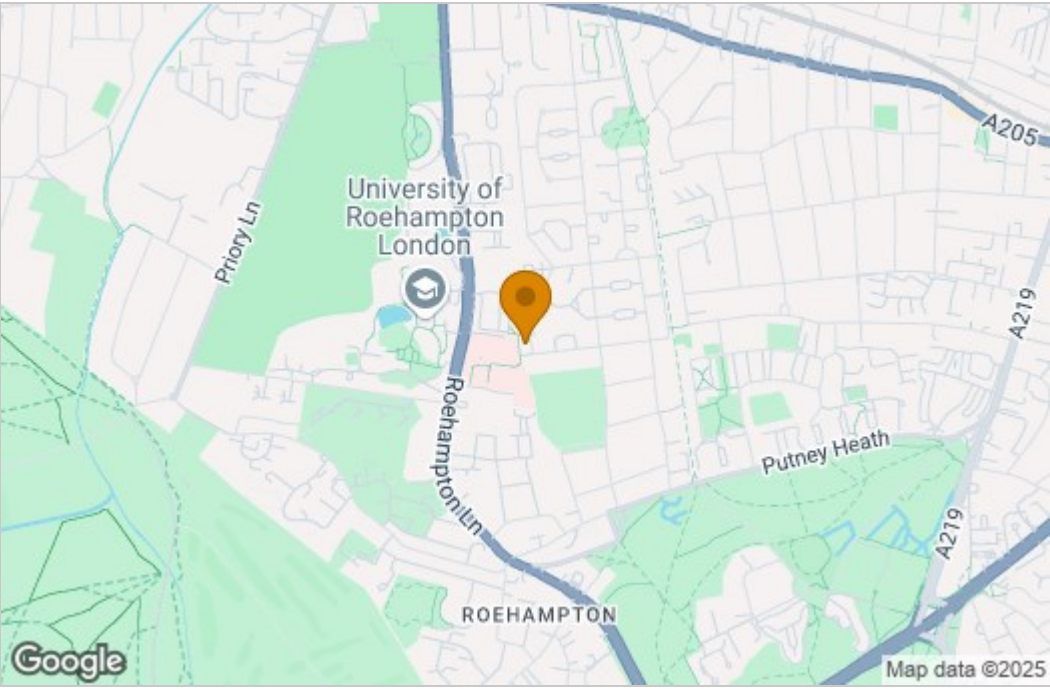
Double glazed throughout to maintain warm and reduce energy bills.

**Large Private Garden:** The garden offers a combination of patio and lawn areas, providing the perfect setting for outdoor activities, dining, and relaxation. Whether you're hosting a summer barbecue or enjoying a quiet afternoon, this garden caters to all your outdoor needs.

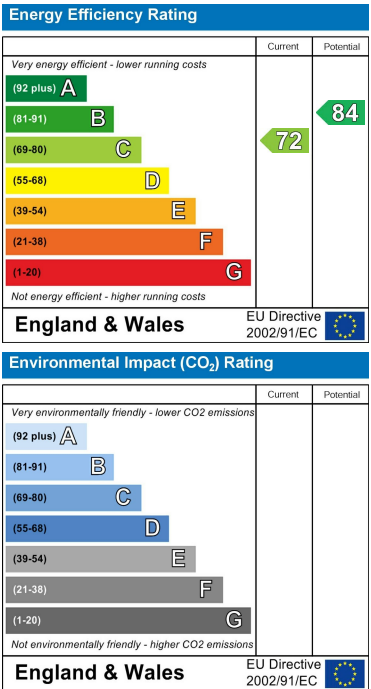
Floor Plan



Area Map



Energy Efficiency Graph



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