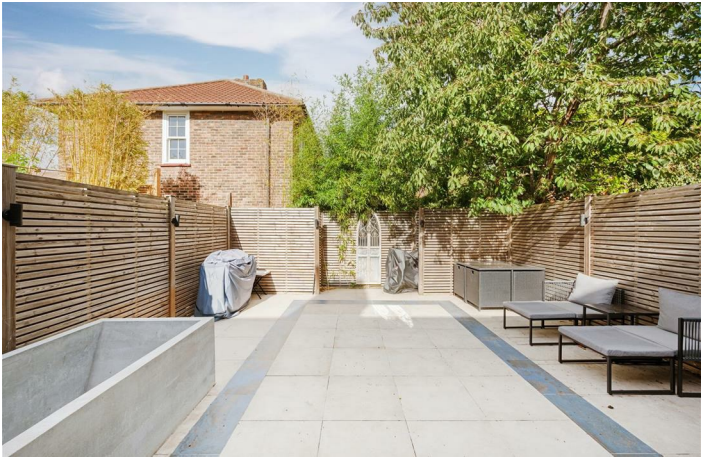


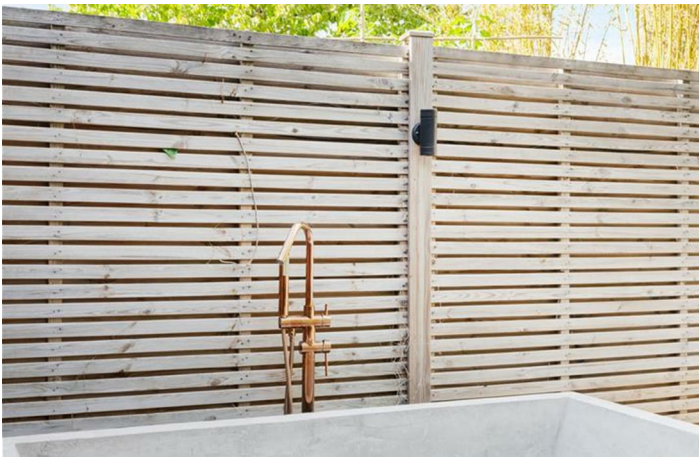
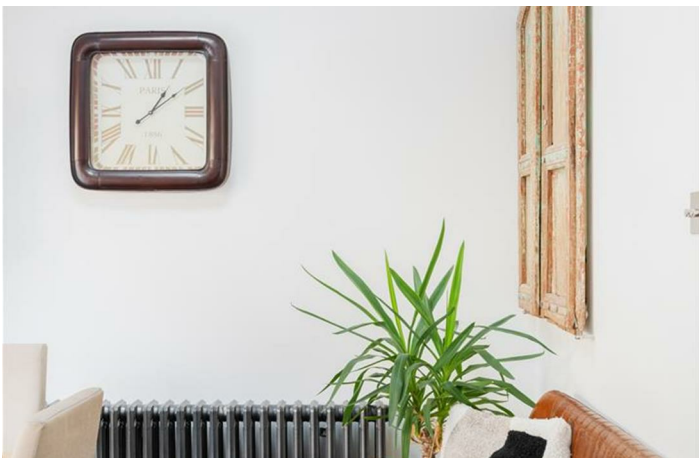
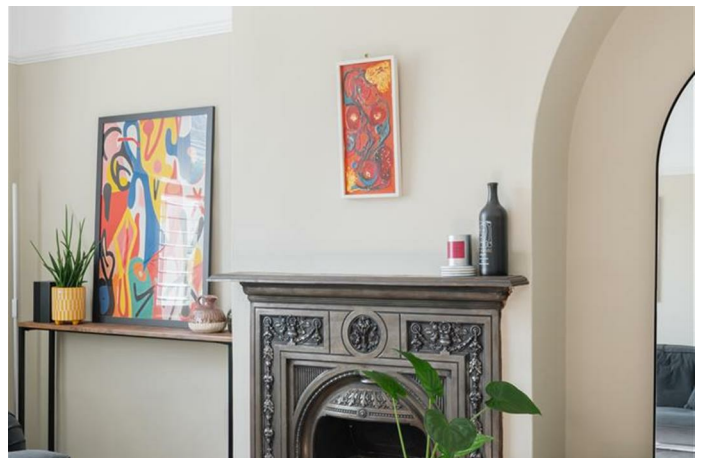
EDEN HOMES

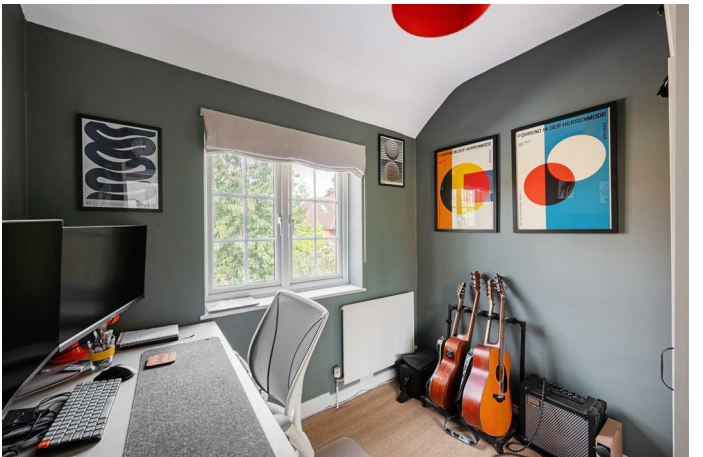
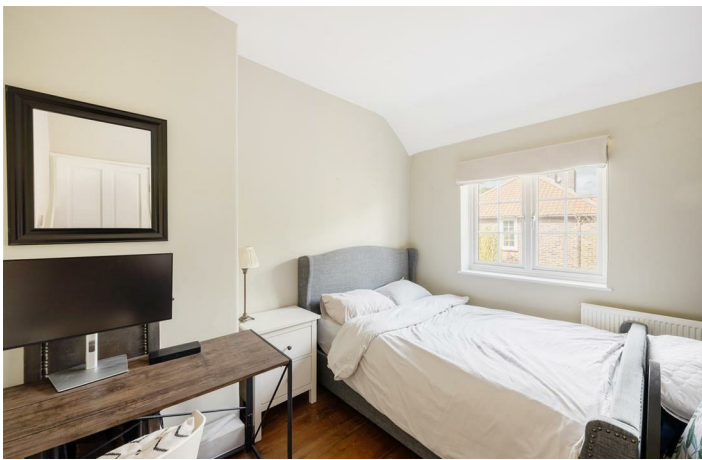
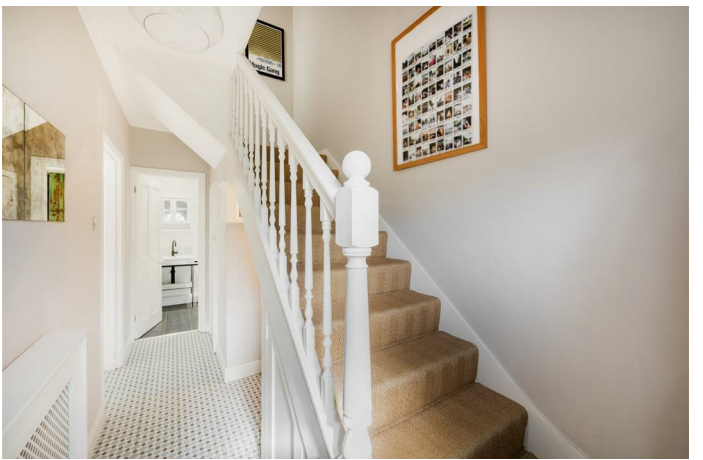
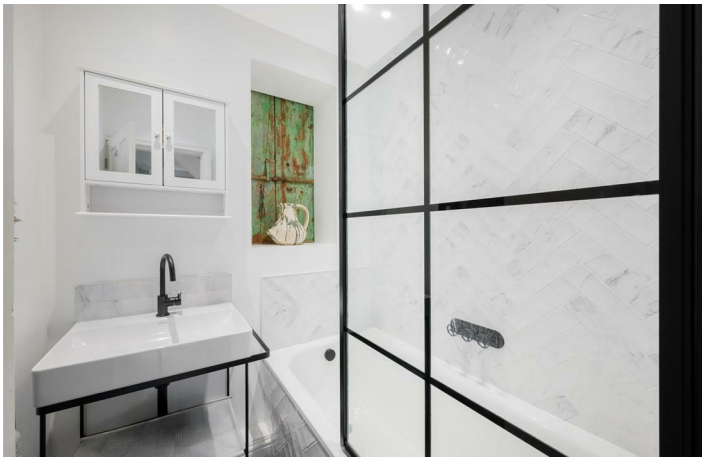


173 Dover House Road, London, SW15 5AE Asking price £850,000

A beautifully presented mid-terraced three-bedroom family home. Upon entering, you are welcomed by a spacious entrance hall providing access to the principal living areas, as well as under-stair storage & an additional downstairs cloakroom. The property benefits from two well-proportioned reception rooms, providing excellent flexibility for both family living and entertaining. The front reception room is particularly inviting, featuring wooden flooring & an attractive feature fireplace, while enjoying overlooking the front garden & the charming communal green. To the rear of the property is an extended open-plan kitchen and dining area, creating a sociable and contemporary heart to the home. The kitchen is fully fitted and thoughtfully arranged, flowing seamlessly into the living space. Bi-fold doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living areas and allowing an abundance of natural light into the room. The ground floor is completed by a family bathroom, featuring a bespoke feature window a unique and charming addition that provides the perfect setting for relaxing and enjoying a little stargazing. Upstairs, the property offers three bedrooms, including a well-appointed principal bedroom benefiting from its own en-suite cloakroom. The home also boasts a spacious loft with ample storage, providing valuable additional space for household belongings. Throughout, the property has been tastefully decorated and maintained in good condition, offering a stylish yet comfortable environment that is ready to move into. The private rear garden is a particular highlight. Well maintained and tastefully paved, it provides an excellent space for outdoor entertaining and relaxing during the warmer months. A unique stone bath creates a distinctive focal point, offering the perfect spot for an indulgent outdoor soak on warm summer evenings.





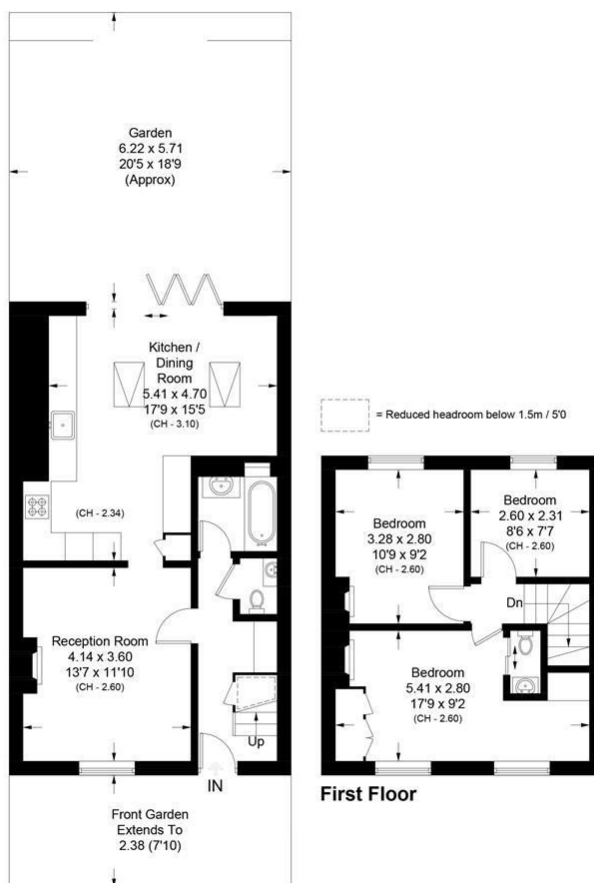




Floor Plan

Dover House Road, SW15

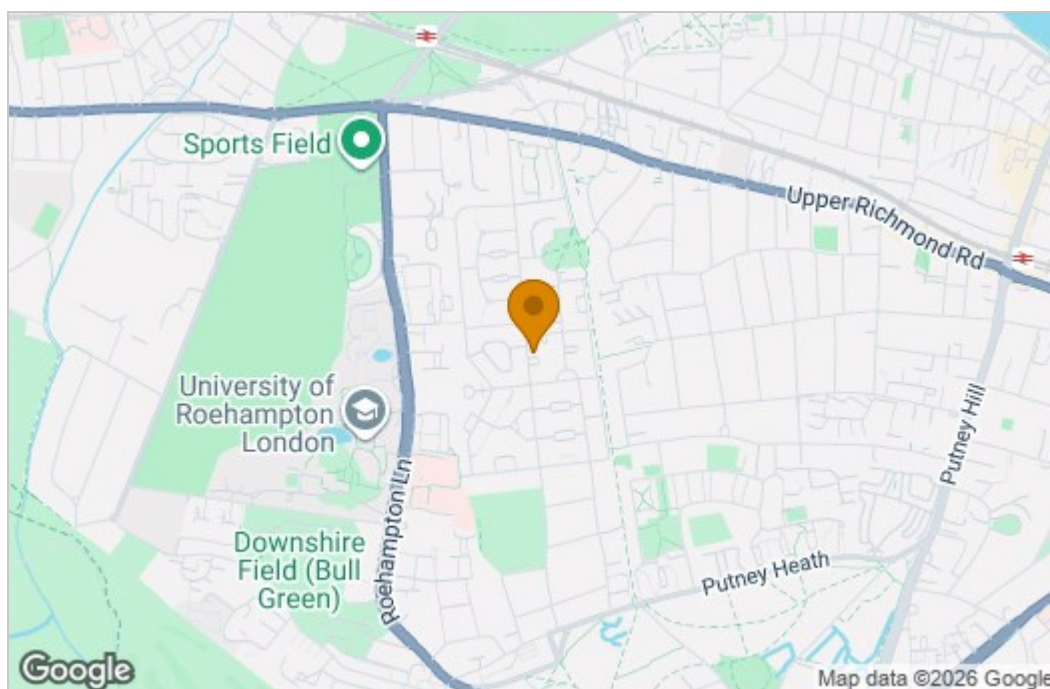
Approximate Gross Internal Area = 84.7 sq m / 912 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1339917)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		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.