



**4, Eaton Road, Dentons Green, WA10 6JL**

Asking Price £1,300,000

*David  
Davies* *Collection*

## 4, Eaton Road, Dentons Green, WA10 6JL

- Detached New Build Home With No Onward Chain
- Substantial Plot
- Four Bathrooms Including Two En-Suites
- KNX Lighting System To Ground Floor
- Driveway To Be Resin Bonded in Golden Gravel Finish
- Five-Bedrooms
- Exceptional Open-Plan Kitchen, Living and Dining Space
- Ground Floor W/C
- Private Electric-Gated Driveway
- Attached Double Garage With Electric Door

An exceptional five-bedroom new build detached residence, beautifully extended and finished to an outstanding standard throughout, set on a generous and unique plot.

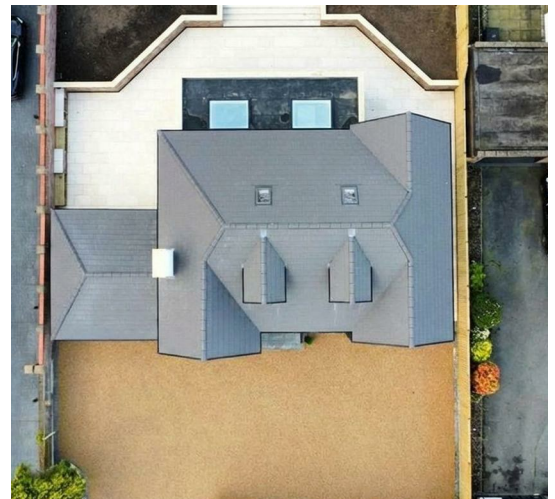
Upon entering, you are welcomed by an impressive entrance hallway, immediately setting the tone for the quality and finish found throughout the home. Generous in scale, the space is defined by elegant wall panelling, soft neutral tones and antique walnut flooring, creating a strong sense of warmth and refinement.

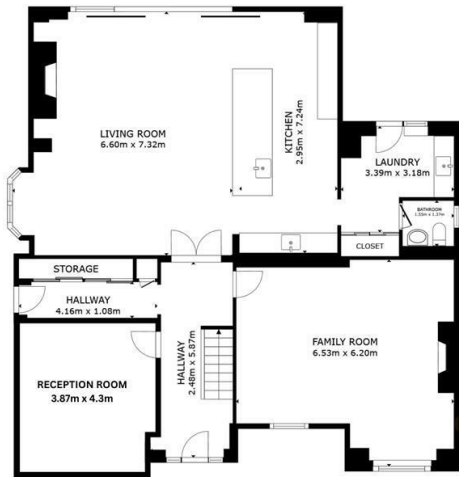
A striking staircase rises through the centre of the home, finished with dark-stained timber balustrades that provide a bold contrast against the lighter palette. The stairs are fitted with a soft, textured carpet runner, adding a subtle layer of detail, while the clean lines of the joinery reinforce the contemporary feel. The sense of space continues across all three floors, with wide landings and carefully positioned lighting enhancing both the proportions and flow of the home, as natural light is drawn through the stairwell.

The hallway unfolds into a series of beautifully considered living spaces. To the right, a formal reception room offers a more composed setting, centred around a striking Carbon Mist stone fireplace, its bold veining creating a strong focal point. A large window brings in natural light, while subtle wall lighting and a decorative central fitting introduce a warm, ambient glow. Antique walnut LVT flooring runs underfoot, complemented by detailed cornicing and high-quality joinery. To the left, a further reception room provides a more intimate and versatile space, equally suited as a cinema room, snug or home office.

To the rear, the home opens into an exceptional open-plan kitchen, living and dining space, designed with both everyday living and entertaining in mind.



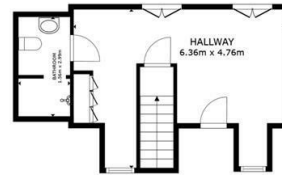




FLOOR 1



FLOOR 2



FLOOR 3



Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.

*David Patrick Davies*

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	