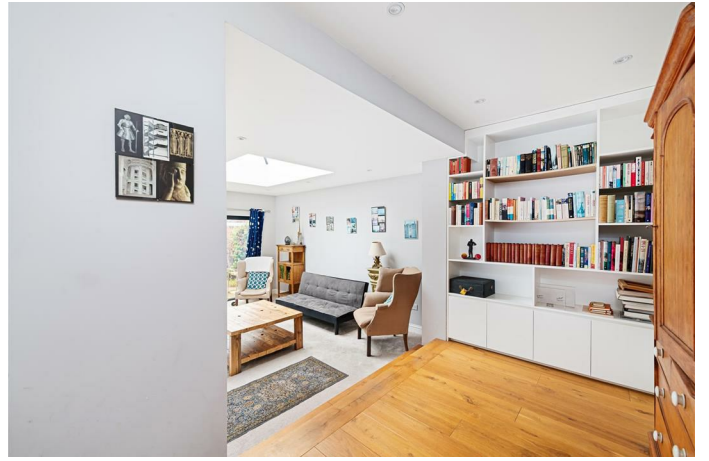


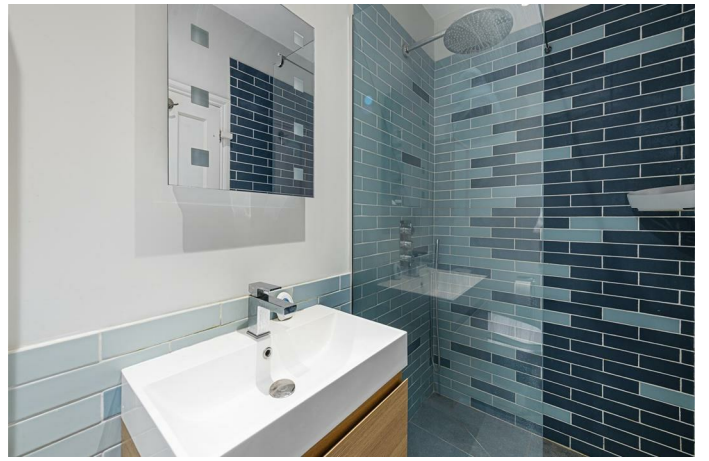
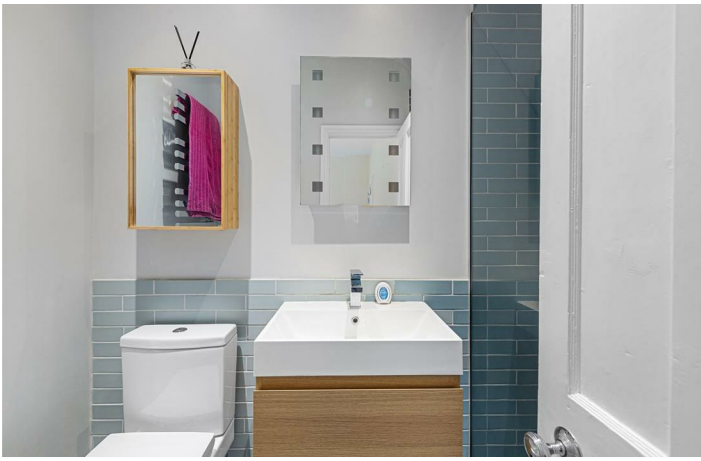
EDEN HOMES

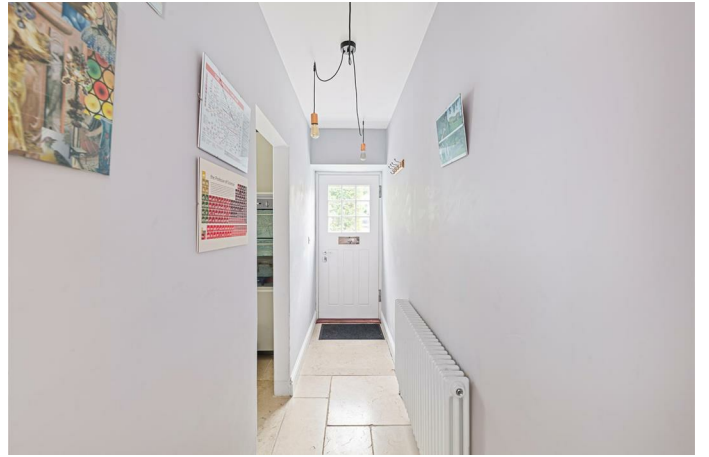


9 Hobbes Walk, London, SW15 5AQ £765,000

Nestled in the heart of the ever-popular Dover House Conservation Area, Hobbes Walk is a beautifully presented three-bedroom mid-terraced home offering a perfect blend of period charm and contemporary living. Overlooking a peaceful communal green, this residence provides a tranquil setting while remaining conveniently connected to local amenities and transport links. The property has been thoughtfully extended both to the rear and into the loft, creating generous living space throughout. The ground floor boasts a spacious and fully fitted bespoke kitchen complete with underfloor heating, ample storage and high-quality finishes. The rear of the home has been extended to create a bright and welcoming living area featuring wood flooring, custom built-in bookshelves, and striking bi-fold doors that open onto a private rear garden with a patio, lawn, and garden shed—ideal for entertaining or quiet relaxation. Upstairs, the home comprises three well-proportioned bedrooms. The top floor houses a large loft-converted double bedroom with stunning views across the private garden and towards London's skyline, along with a stylish adjacent shower room with underfloor heating, which services all the bedrooms and the principle bedroom benefits from its very own en-suite with bath and underfloor heating. This charming home is perfectly located near Putney Heath and Richmond Park, offering plenty of green space for outdoor activities. Excellent transport links are close by, including local bus routes into Putney and beyond, and Barnes Mainline Station for direct access into Central London. A variety of local shops, cafes, and amenities are all within easy reach. A superb opportunity to own a spacious, well-appointed home in one of Putney's most desirable residential areas.





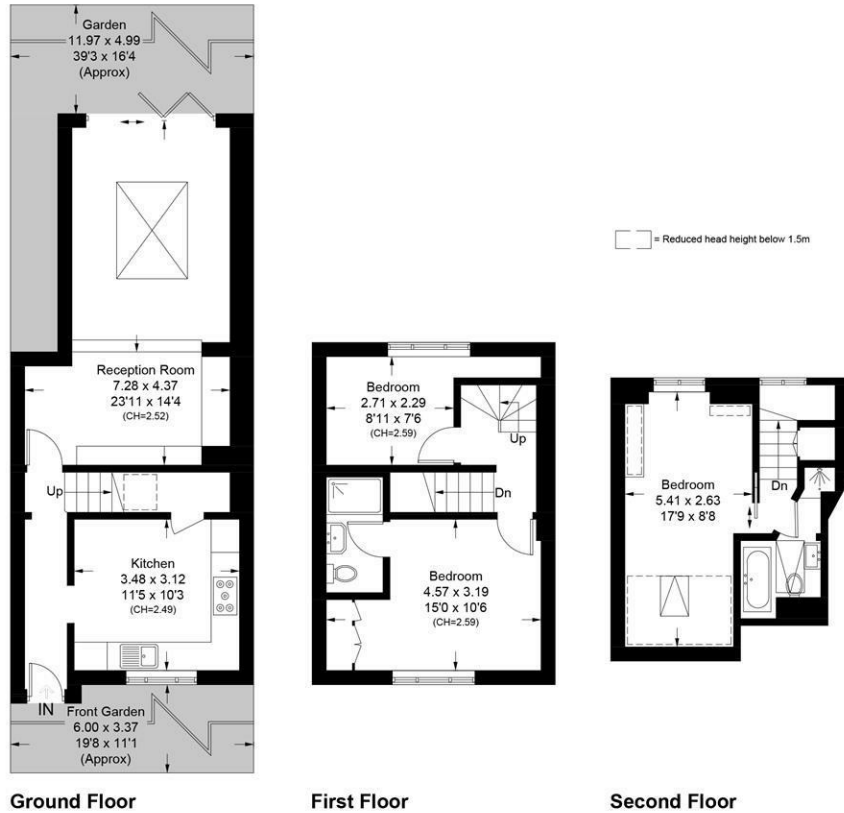




Floor Plan

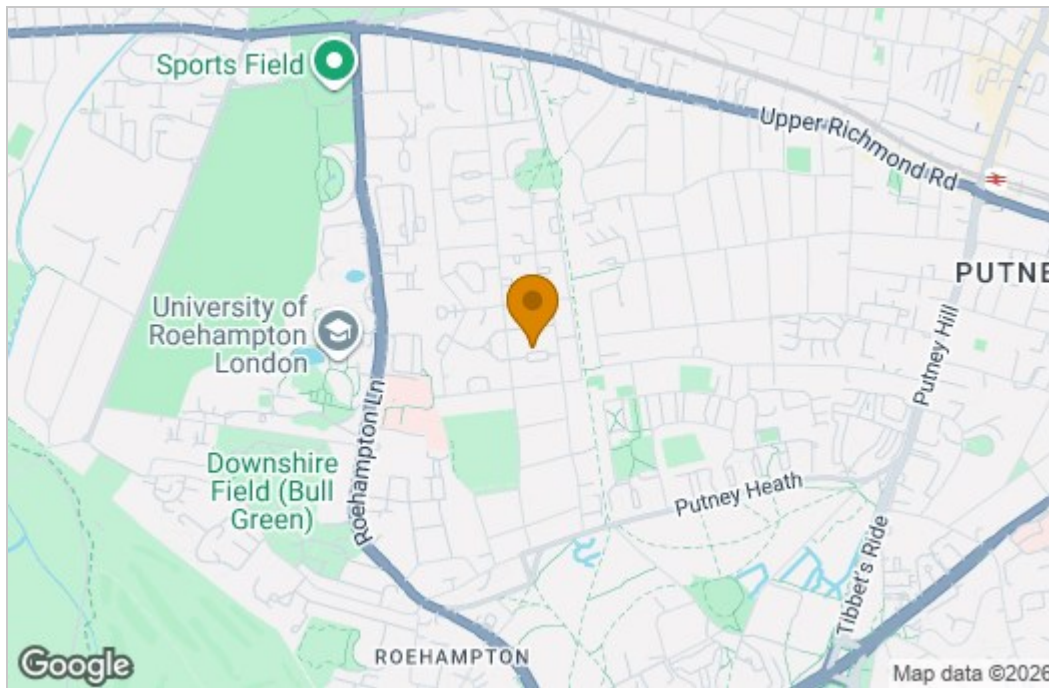
Hobbes Walk, SW15

Approximate Area = 98.7 sq m / 1062 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)

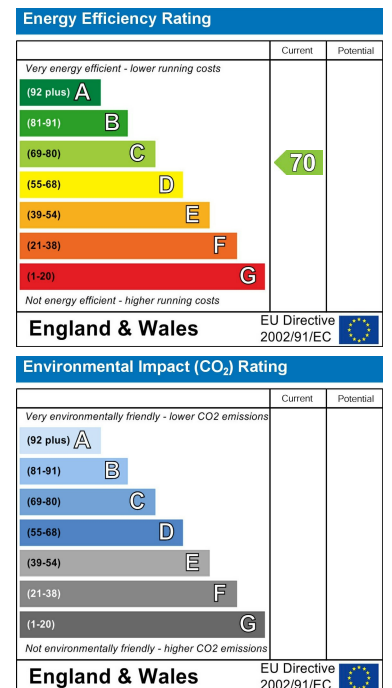


Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon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

Area Map



Energy Efficiency Graph



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.