



# A superb family home with a private garden ideally located within Shepherd's Bush

Thornfield Road, London, W12

Freehold





Approximately 0.7 miles from Shepherd's Bush station • superbly located within Shepherd's Bush • close to Westfield shopping center • excellent transport links • private garden

#### Local Information

Thornfield Road is one of the most popular streets in Shepherd's Bush, especially amongst families within the area. The nearest stations are Goldhawk Road, approximately 0.4 miles (Circle and Hammersmith & City), Shepherd's Bush Station, approximately 0.7 miles (Central and Overground) and Hammersmith, approximately 0.9 miles (Piccadilly, District, Circle and Hammersmith & City) there are also a range of buses that provide excellent services to central London.

Thornfield Road is well located for access out of London to the west via the A4 and M4. A range of local amenities are provided nearby including two brilliant gastro pubs and the close by Westfield complex offers a range of extensive shopping, restaurant and entertainment facilities.

Thornfield Road is well located for the best private and public schools in the borough including St Stephens primary school.

#### About this property

An immaculately presented four bedroom family home situated within a highly regarded area of Shepherd's Bush.

The ground floor comprises of a double reception room which has been split between a dining area and TV space. To the rear of the property a lovely eat-in kitchen can be found with the benefit of a peninsula and built-in appliances. Bi-folding doors lead out to the

stunning walled landscaped terrace, which offers fabulous space for entertaining. The lower ground floor presents a sizable bedroom with an abundance of built-in storage, a good sized separate utility room and a family bathroom.

The spacious master bedroom is positioned on the first floor with a stunning bay window, feature fireplace and built-in bookshelves. Alongside the master bedroom is a third bedroom currently being used as a dressing room with a fantastic amount of built-in storage. The second family bathroom can be found on the first floor to the rear of the property with a walk-in shower and separate bathtub. The second floor comprises of the final double bedroom which has the advantage of an en-suite shower room and plenty of storage along with separate eves storage.

Designed and maintained to a high standard this property presents the opportunity to purchase a fantastic family home.

#### Local Authority

Hammersmith and Fulham

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shepherds Bush & Brook Green Office.  
Telephone: +44 (0) 203 618 3777.







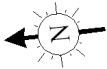
Thornfield Road, London, W12  
Gross Internal Area Including Eaves Storage 2,002 sq ft, 185.99 m<sup>2</sup>

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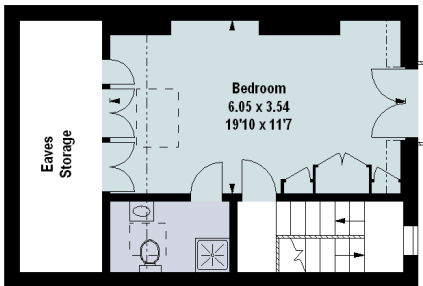
**Thornfield Road, W12**

Approximate gross internal area  
**185.99 sq m / 2002 sq ft**  
(Including Eaves Storage)  
**Eaves Storage**  
**9.66 sq m / 104 sq ft**

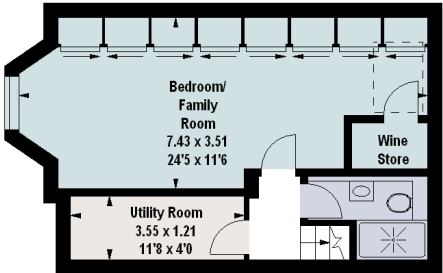
Key :  
CH - Ceiling Height



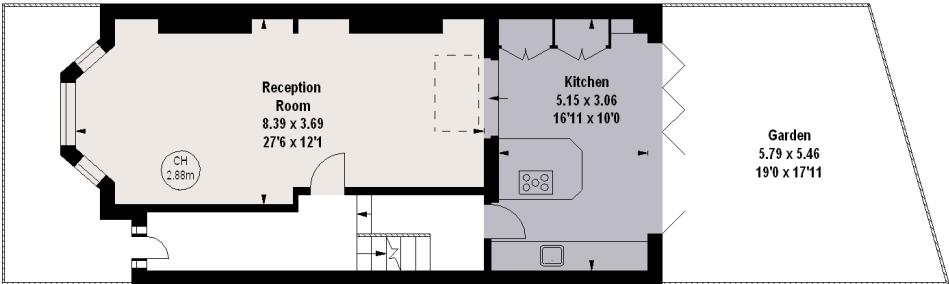
**First Floor**



**Second Floor**




**Lower Ground Floor**



**Ground Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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