

LARGE DETACHED ELEGANT BEDFORD PARK HOUSE WITH GRAND PROPORTIONS

BATH ROAD,
CHISWICK, LONDON W4 1LJ

Freehold



FABULOUS PROPORTIONS THROUGHOUT DELIVERING EXCEPTIONAL LATERAL ACCOMMODATION AND ENTERTAINING SPACE

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7 bedrooms ♦ 2 reception rooms ♦ dining room ♦ kitchen / breakfast room ♦ conservatory ♦ 2 bathrooms (en suite) + shower room ♦ utility room + cloakroom + pantry ♦ off-street parking ♦ large garden + terrace & balcony ♦ 350.7 sq m (3,775 sq ft) ♦ EPC rating = E

Situation

Located on the corner of Bath Road and Abinger Road set in Bedford Park, London's first garden suburb and Chiswick's most sought-after enclave. It is a short walk from the excellent shops, boutiques and restaurants of central Chiswick, and close to Turnham Green Underground station (District Line). Central London and Heathrow (A4/M4) are easily accessible, as are several leading independent schools.

Description

The layout of this stunning Grade II listed house is excellent providing incredible family space arranged over three floors whilst still retaining a wealth of period features.

Upon entering the house you are welcomed by a grand hallway that leads through to the fabulous large reception room. The dining room is situated towards the rear of the house with doors leading out to the unusually wide garden. There is a further reception room off the dining room plus a conservatory linking the reception space. The impressive vaulted kitchen / breakfast room provides an abundance of natural light, whilst this floor also provides a separate utility room and a pantry. The ground floor also houses a bedroom with an en suite bathroom which has access from the side of the house and could be used as a self-contained one-bedroom flat, perfect for a nanny or relative.

The first floor is currently occupied by a superb large master bedroom with an en-suite bathroom which leads out to a roof terrace overlooking the stunning garden.

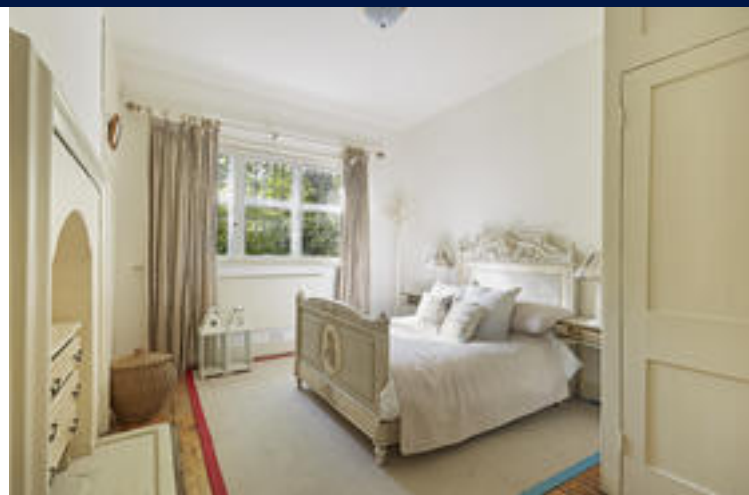
There are also another three very well-proportioned bedrooms and a further shower room. The second floor comprises a further two additional generous sized bedrooms.

The wonderful garden is both wide and deep with an open aspect, plus there is also the provision for generous off-street car parking spaces.

Viewing:

Strictly by appointment with Savills





Bath Road, W4

Approximate Gross Internal Area = 350.7 sq m / 3775 sq ft

(Excluding Basement / Shed / Store)

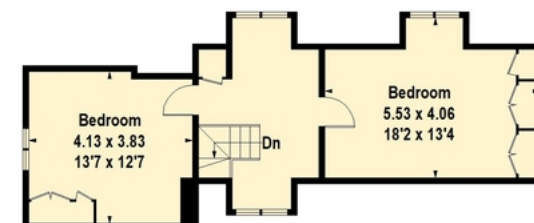
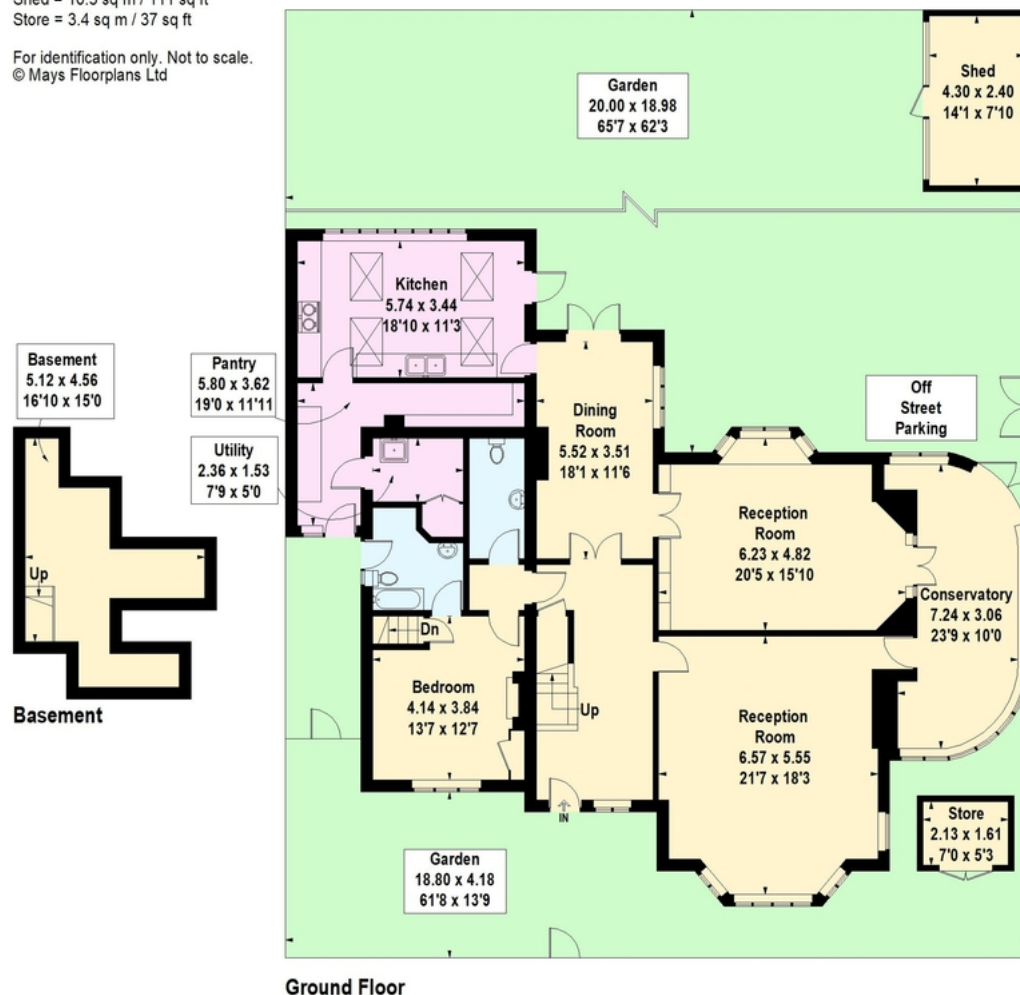
Basement = 14.9 sq m / 160 sq ft

Shed = 10.3 sq m / 111 sq ft

Store = 3.4 sq m / 37 sq ft

For identification only. Not to scale.


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Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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