



CHARMING HOUSE WITH A SOUTH FACING GARDEN & OFF-STREET PARKING

CARVER CLOSE,
CHURCH PATH, CHISWICK, LONDON W4 5BP

Freehold

savills

**SITUATED IN A GATED COURTYARD
PROVIDING A PROTECTED AND QUIET
ENVIRONMENT**

**CARVER CLOSE, CHURCH PATH, CHISWICK,
LONDON W4 5BP**

Freehold

3 bedrooms ♦ reception room ♦ kitchen ♦ conservatory ♦ 2
bathrooms (1 en suite) ♦ cloakroom ♦ garden ♦ shed ♦ 94.7
sq m (1,019 sq ft) ♦ EPC rating = D

Situation

Carver Close is within easy walking distance of Chiswick Park and Turnham Green Underground Stations (District Line), South Acton Overground station and the 94 bus to Turnham Green, Goldhawk Road and on to Shepherds Bush. Chiswick offers easy access to Central London via the A4, and to the west of England via the M4, which in turns gives easy access to Heathrow and the M25 for the M3 and M40.

Description

This charming house is situated in a gated courtyard, which offers a safe and secluded location with the added benefit of off-street parking.

The ground floor is centred around the sizeable reception room which opens onto a delightful south facing conservatory which is currently set up as the dining room. From here there is access to the south facing paved garden which culminates in a superb entertaining space, both inside and out. There is a well-appointed kitchen at the front of the property which offers an array of modern appliances. There is also a conveniently located cloakroom.

The first floor incorporates the largest bedroom which enjoys lovely views over the south facing garden. Adjacent to this is a good sized bathroom which is shared with the second bedroom on this floor.

On the second floor, the third bedroom has extensive in built storage and also enjoys views of the garden and access to an en suite shower room.

The superb garden is paved throughout and benefits from optimum sunlight due to the south facing aspect.

Viewing:

Strictly by appointment with Savills






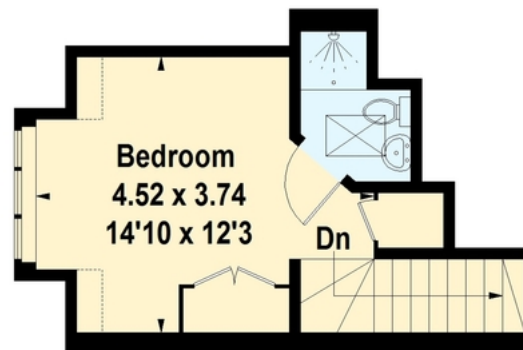
Carver Close, W4

Approximate Gross Internal Area 94.7 sq m / 1019 sq ft
(Excluding Reduced Headroom)

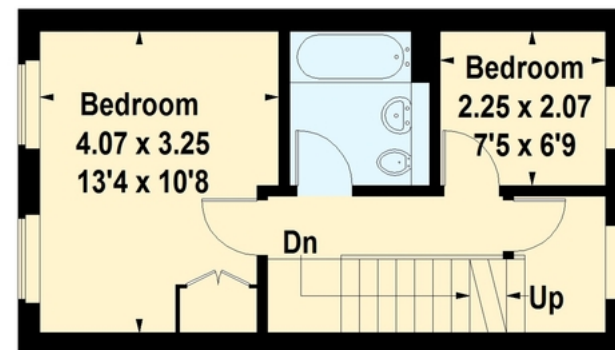
Approximate Gross Internal Area 95.3 sq m / 1026 sq ft
(Including Reduced Headroom)

For identification only. Not to scale.
© Mays Floorplans Ltd

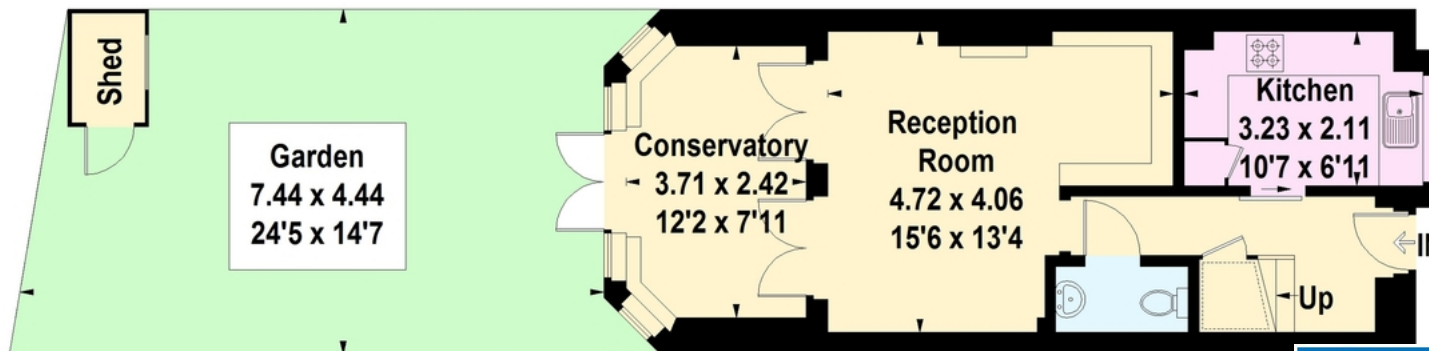
 = Reduced headroom
below 1.5 m / 5'0



Second Floor




First Floor



Ground Floor

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91024040 Job ID: 130295 User initials: HT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Chiswick
chiswick@savills.com
020 8987 5550

savills.co.uk