



FAMILY HOUSE WITH SUPERB LATERAL AND OPEN PLAN ENTERTAINING SPACE

HAMILTON ROAD,
CHISWICK, LONDON W4 1AL

Freehold

savills

WONDERFUL PRESENTATION THROUGHOUT WITH A SECLUDED AND EASILY MAINTAINABLE GARDEN

HAMILTON ROAD, CHISWICK, LONDON W4
1AL

Freehold

4 bedrooms ♦ kitchen/reception/dining room ♦ reception room
♦ 2 bathrooms (1 en suite) ♦ cloakroom ♦ garden ♦ shed ♦
140.9 sq m (1,517 sq ft) ♦ EPC rating = E

Situation

Hamilton Road is situated 0.5 miles of Turnham Green Underground station (District line), and the array of shops and restaurants situated on Chiswick High Road. There are numerous bus routes close by including the E3 and 94. There is also easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

Description

This four bedroom Edwardian family house has been renovated throughout and features a superb open plan kitchen, and a secluded garden.

Downstairs, the fabulous kitchen has been finished to a high standard and encompasses an array of modern appliances, underfloor heating and a central island. The reception space is situated adjacent to this following the successful rear extension, and provides excellent entertaining/living space, with solid wooden floors and underfloor heating. The space is enhanced with significant light created by the large bi folding doors out to the garden as well as some skylights. The reception room at the front of the house is well proportioned, with a square bay window at the front and high ceilings, and features an ornate fireplace.

The first floor houses three bedrooms which share the family bathroom. The two larger bedrooms benefit from a wealth of natural light via their respective large windows. The modern bathroom features a separate bath with shower above and is of a good size.

The second floor has been designed as a master suite, featuring a great deal of fitted wardrobes in the dressing area, and an en suite shower room. There is also some eaves storage.

Outside, the rear garden is a mixture of decked and Astroturf areas.

Viewing:

Strictly by appointment with Savills






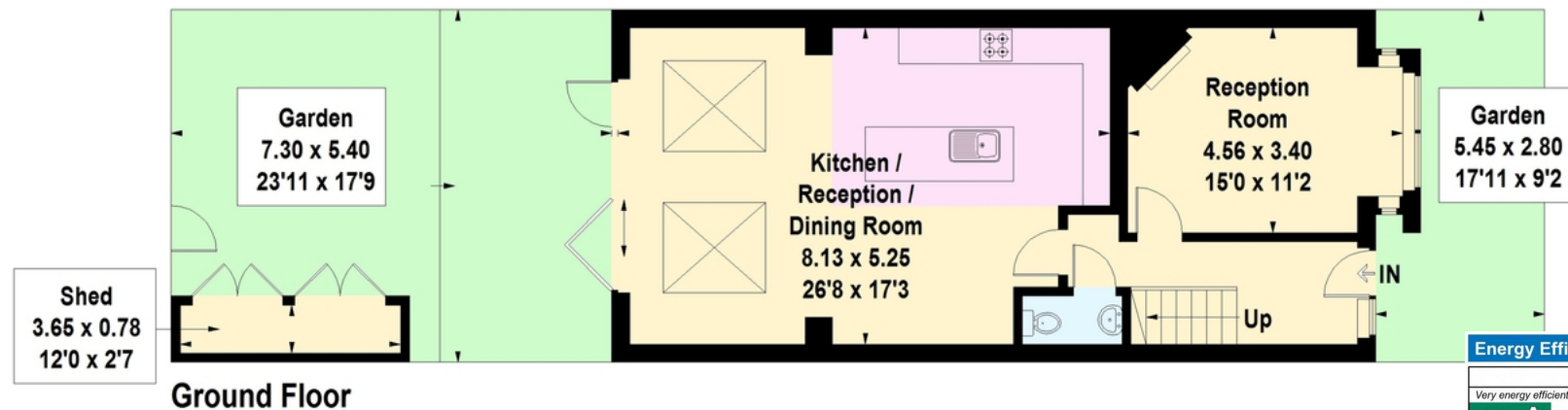
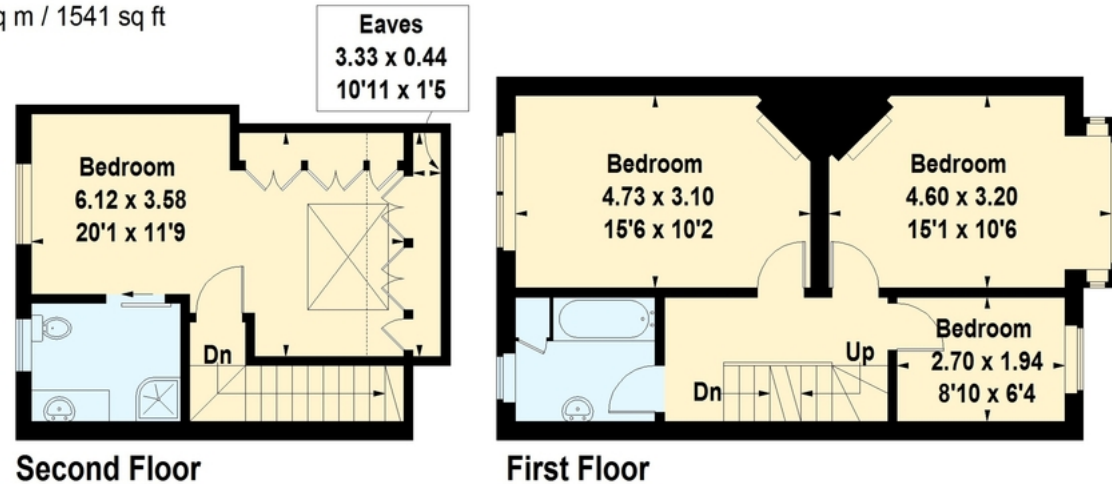
Hamilton Road, W4

Approximate Gross Internal Area 140.9 sq m / 1517 sq ft
(Excluding Reduced Headroom / Eaves)

Approximate Gross Internal Area 143.2 sq m / 1541 sq ft
(Including Reduced Headroom / Eaves)

For identification only. Not to scale.
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 = Reduced headroom
below 1.5 m / 5'0"



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC