



**Farleigh Road, London**  
**£1,000,000**


**LOCATION**  
**LOCATION**™ 

This beautiful semi-detached family home has been lovingly redesigned from top to bottom by the current owners. Fantastic style, excellent attention to detail and well-proportioned rooms set this three bedroom home apart.


At almost 1,300 sq. ft. and spread across two storey, the property really offers space to grow into, plus there is further potential to expand into the loft space and into the garden (subject to necessary consents). There are three ample double bedrooms on the first floor, along with a beautiful bathroom (which features a roll top bath, separate shower and fabulous marble tiling) and a separate WC. The ground floor offers plenty of space to entertain and is well equipped for family life, with a large entrance hallway, a spacious front room with the original fireplace and box bay window, and a stunning 15' x 20' open-plan kitchen/dining room across the back of the house, complete with parquet flooring and a wood burner. The garden, accessed via the kitchen, is secluded and is an ideal sun-trap in the warmer months. Additional benefits include; a leafy front garden and a large loft space which is ripe for conversion, subject to necessary consents.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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