

SNELLERS

ESTATE AGENTS



Roxborough Avenue, TW7

£1,100,000

Coming to the market for the first time in over 40 years and set on a substantial corner plot, this impressive five-bedroom home combines generous proportions with period charm and excellent potential. High ceilings throughout the main spaces create an incredible sense of space and light, while the property's scale and layout offer the perfect foundation for a future extension or modernisation, subject to planning permission, to create a long term family home.

The ground floor is arranged across three spacious reception rooms, a study and large kitchen, offering flexibility for both family life and entertaining. The main living room features an elegant electric fireplace and period detailing, while the adjoining rooms provide adaptable spaces for dining, working, or relaxing. An east-facing conservatory at the rear captures the morning light, creating a peaceful setting that connects the home to the garden.

The split kitchen is well-planned, featuring a side room, floor-to-ceiling built-in storage, and fully integrated appliances. A large pantry adds practicality, ensuring ample storage for a busy household. With thoughtful reconfiguration, this space has the potential to become a generous open-plan kitchen and dining area, perfectly suited to modern living.

Upstairs, five well-sized bedrooms offer comfortable accommodation for family and guests. The two principal bedrooms include fitted cupboards, and the home is served by a modern family bathroom and an additional shower room. Outside, a large garage provides secure parking and extra storage, while the expansive corner plot offers scope for landscaping or development. This is a home rich in character, ready to be updated and reimagined for its next chapter.



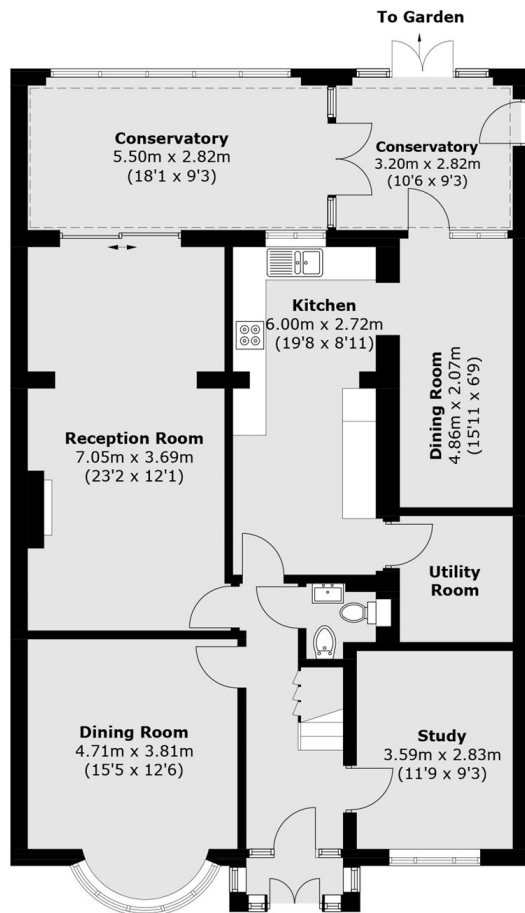
Roxborough Avenue is perfectly placed for family living, with excellent schools and lovely green spaces close by. With the A4 and Syon Lane station just moments away, it offers an easy, well-connected lifestyle in a peaceful setting.

- Five Bedrooms • Over 2,100 Sq Ft • Period Features •
- End of Terrace • Large Garden • High Ceilings •

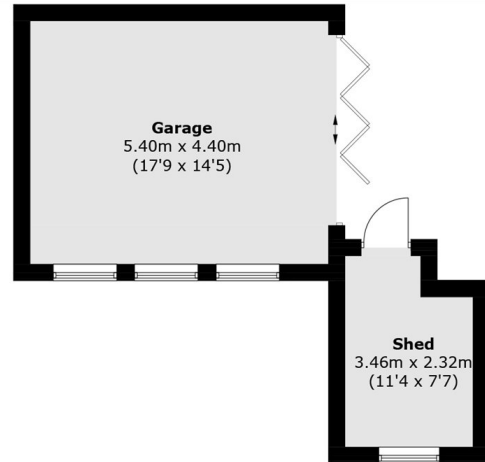


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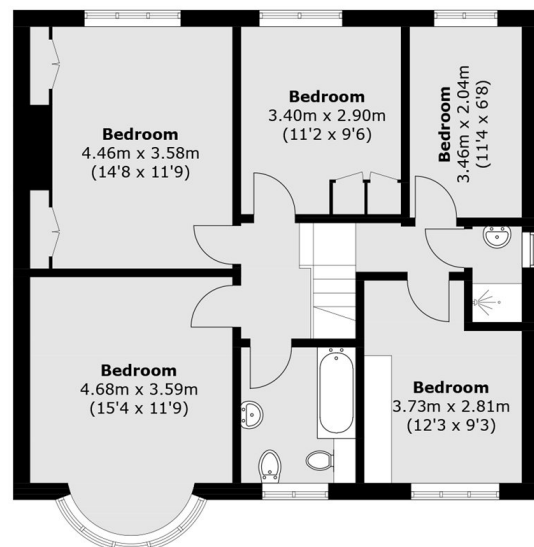
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Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Total area (approx.): 201.0 sq. m (2163.5 sq. ft)
Garage / Shed (approx.): 31.7 sq. m (341.2 sq. ft)

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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order