



Stamford Brook Avenue, London **W6**

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# Stamford Brook Avenue, London W6

This four bedroom family home moments from Stamford Brook tube station is in a private location, away from main roads and tube lines and benefits from an outstanding & secluded garden that is one of the largest in the area around 81ft in length and 34ft in width.

Overlooking Stamford Brook Green, the house is located within easy reach of excellent primary and secondary schools and both Chiswick High Road and Turnham Green Terrace, along with good transport links close by at Stamford Brook and Turnham Green tube stations.



**Guide price:** £2,250,000

**Tenure:** Available freehold

**Local authority:** London Borough of Hounslow

**Council tax band:** G





This charming property offers a wealth of space and comfort across its three floors. The ground floor welcomes you with a spacious hallway adorned with elegant panelling, leading to a generously sized dining and reception room, ideal for entertaining. From here, step into the inviting conservatory, offering a seamless transition to outdoor enjoyment, while a convenient utility room sits on the side of the house with access from the kitchen, adding practicality to daily living.

Ascending to the first floor, discover three well-proportioned bedrooms, providing ample space for relaxation and personal retreat. A family bathroom completes this level, offering convenience and comfort for the whole household.

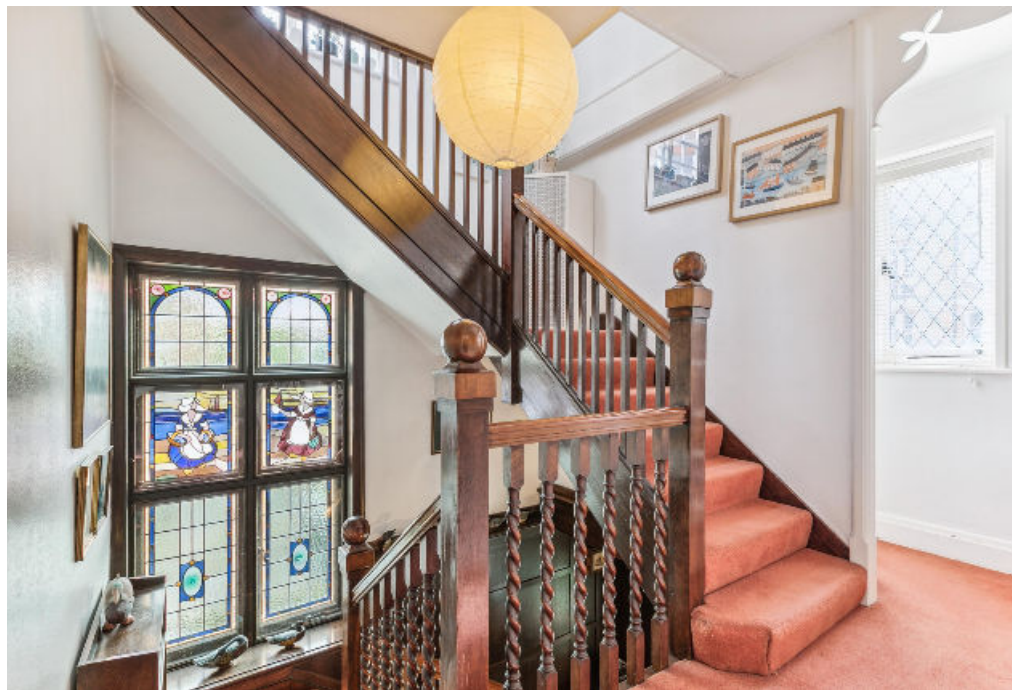
Venturing to the second floor, you'll find a remarkable highlight of the home—a large, bright, and airy loft room exuding warmth and tranquillity. This versatile space features an en-suite bathroom for added privacy and convenience, while an additional small kitchen adds functionality and flexibility to this uppermost level.

To the front of the property, you will find plenty of parking for multiple vehicles.



The house is well presented and with extensive period features. The property also benefits from significant scope to extend, due to the size of the plot, subject to all the usual consents.









**Approximate Gross Internal Floor Area  
248.32 sq m / 2673 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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