

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr & Co**



## Sedgeford Road, London W12

**This impressive and well-presented three-bedroom Edwardian family house boasts a magnificent West-facing garden, extending approximately 60 feet, providing an exceptional outdoor space for relaxation and entertainment.**

Upon entering this charming home, you are greeted by a double reception room featuring high ceilings, a fireplace, and classic coving, offering a perfect blend of period charm and modern comfort. The ground floor also includes a convenient WC. The spacious kitchen/dining room opens directly onto the stunning garden, creating an ideal setting for family gatherings and al fresco dining. Upstairs, you will find three well-appointed bedrooms, including a master bedroom with an en suite bathroom. The family bathroom is tastefully designed, catering to the needs of a busy household. Additionally, this property offers significant potential for extension, subject to the usual planning permissions and consents, allowing you to further tailor the space to your needs. Located on Sedgeford Road, a tree-lined and popular quiet residential street, this home provides easy access to a variety of shopping facilities along Askew Road, known for its independent shops, cafés, and gastro pubs. Further amenities and excellent transport links are available along Uxbridge Road, Shepherd's Bush Green, and the West London Westfield Complex, ensuring convenience and connectivity.

**Asking price: £1,275,000 Freehold**

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## **Sedgford Road, London W12 0NA**

Good condition with a lot of period charm.  
Period bay front end of terraced family house.

Dual aspect double reception room.

Spacious kitchen / dining room.

Three bedrooms with master being ensuite.

Downstairs WC.

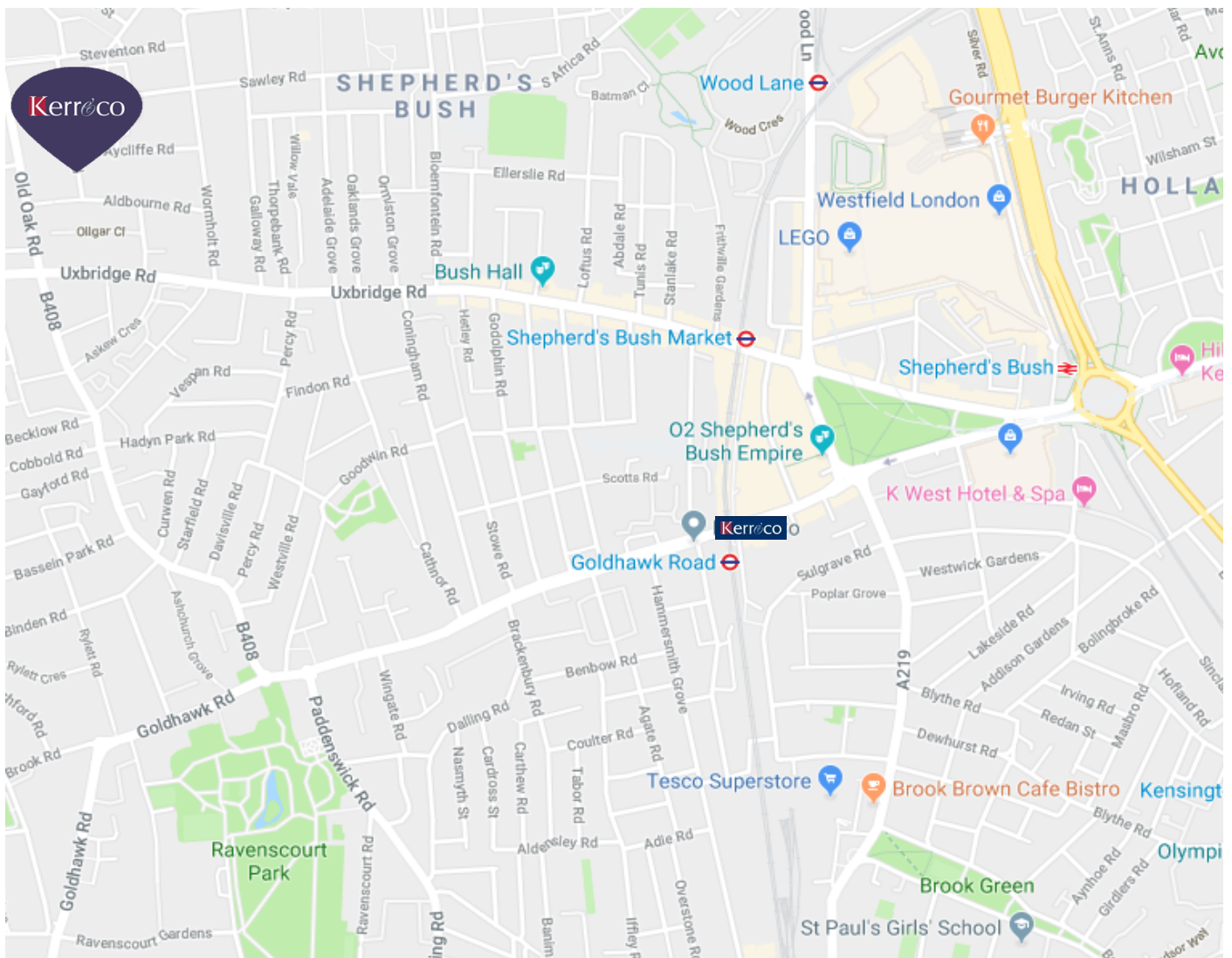
Highly regarded, quiet, family orientated tree lined residential street.

Approximately 60ft West facing garden.

Scope for extension subject to planning permission.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Sedgeford Road, W12 ONA**

Three bedroom Edwardian house

**Approximate gross internal floor area** 1,363 SQ. FT. (126.6 SQ. M.)

**Asking price:** £1,275,000

**Tenure:** Freehold

**EPC Rating:** D60

**Parking:** Residents parking permit

**Council Tax:** Band F



Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.