

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

Kerr & co



Steventon Road, London W12

This beautifully presented three-bedroom semi-detached house, spanning 1,462 sq ft, is perfectly designed for modern family living across two well-laid-out floors. The inviting reception room seamlessly flows into the dining area through elegant double doors, leading into a spacious kitchen and family room that opens onto a beautifully landscaped garden via bi-fold doors.

Additional features include a convenient downstairs WC, three comfortable bedrooms, a stylish bathroom with a separate shower, and a boarded loft space for extra storage. Off-street parking and side access enhance the practicality of this wonderful home. Situated on the tree-lined Steventon Road, this property offers easy access to an array of shopping options along Askew Road, renowned for its charming independent shops, cafés, and gastro pubs. For further amenities and excellent transport links, residents can easily access Uxbridge Road, East Acton, Shepherd's Bush Green, and Westfield, ensuring both convenience and connectivity. Don't miss the opportunity to make this delightful home your own!

Offers in excess of: £960,000 Freehold

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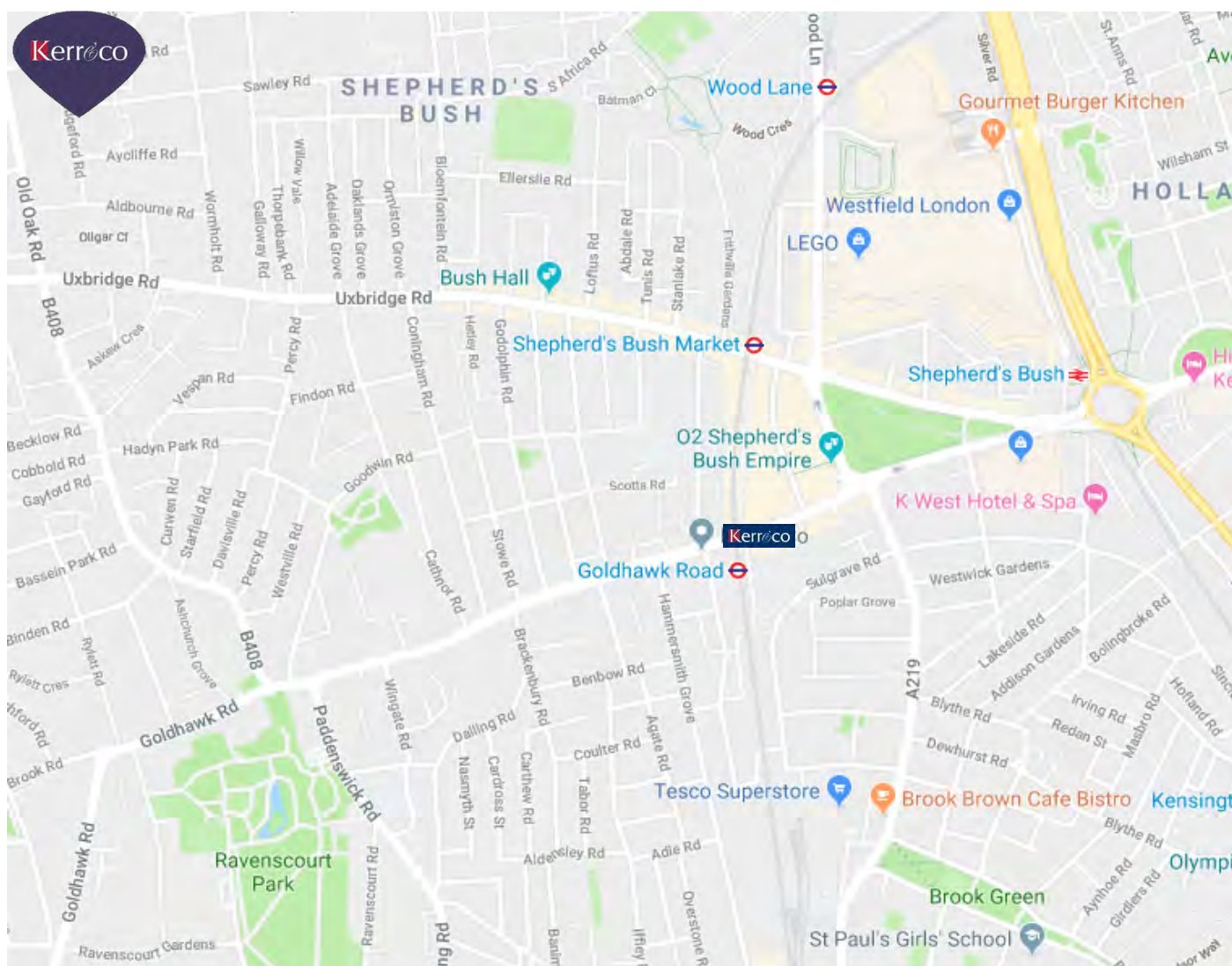


Steventon Road, London W12 0SX

Semi-detached house with side access.
 Off Street Parking with secure gate.
 Three bedrooms.
 Large landscaped garden 36 x 28ft.
 Downstairs WC.
 Bathroom with separate shower.
 Loft that's boarded.
 Offers 1,462 Sq Ft of accommodation.
 Lots of living space, reception room, dining room,
 family room and new kitchen.







| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 58 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

Tenure and other pertinent information

Parking: Private off street parking space with secure gate.

Council Tax: Hammersmith and Fulham Band F (£2,003.10 for current financial year)

Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating: Gas central heating via radiators

Accessibility: One step to entrance and staircase to first floor.

Flood risk: Surface water: High Rivers and Sea: Very Low

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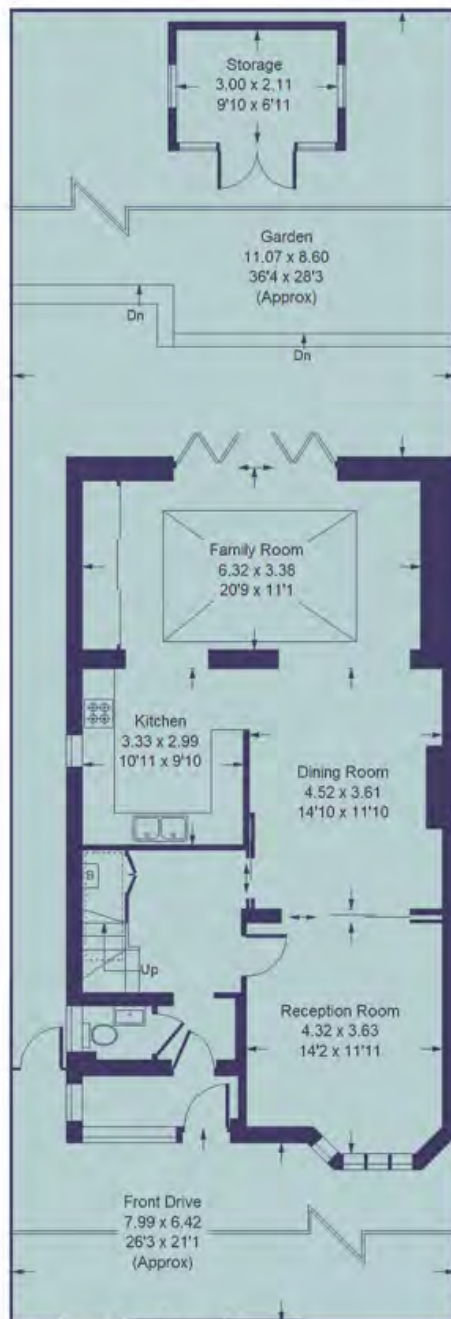
Three bedroom house

Approximate gross internal floor area 1,462 SQ. FT. (135.8 SQ. M.)

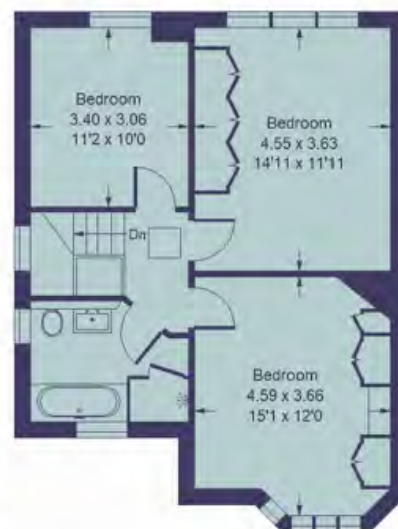
Offers in excess of: £960,000

Tenure: Freehold

EPC Rating: D58



Ground Floor



First Floor



= Reduced headroom
below 1.5 m / 5'0

Kerrico

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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/fitings 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.