Hazlebury Road Guide Price £1,500,000







Hazlebury Road

£1,500,000 Freehold

0000 House - Terraced SQ FT

A stylish, extended four double bedroom Victorian family home, in the popular Bury Triangle of Sands End. This freehold house is arranged over four floors and offers almost 2,000 sq ft (192sq m) of living space. The property has impressive entertaining space comprising a double reception room on the raised ground floor, a further reception / dining room at the rear, a modern kitchen with integrated appliances, a separate utility room and a modern shower on the lower ground level. Large doors open onto an impressive 35 ft (10.8m) private rear garden, equipped with plenty of storage. The first floor has two good sized double bedrooms both with built in wardrobes and a large modern family bathroom. The top floor has been extended with a rear mansard extension to provide a further double bedroom with an en suite shower room. There is a further double bedroom with excellent storage on the raised ground floor rear addition.

4 BED

Located in the Bury Triangle area of Sands End, the property is not far from the extremely popular Fulham Arms gastro pub and the restaurants and cafes on the Wandsworth Bridge Road and Parsons Green. The property is also within easy walking distance of South Park, one of Fulham's largest green spaces which also has an excellent children's play area and local schools including L'Ecole des Petits and L'Ecole Marie d'Orliac on its doorstep. The closest underground station is Parsons Green or Fulham Broadway (both District Line, Zone 2) where you can find a Whole Foods and a plethora of shops and restaurants. There is also Imperial Wharf over ground station, where you can take frequent trains North to West Brompton tube station (District Line, Zone 2), and South to Clapham Junction main line station (both one stop) where you can get regular trains to Waterloo and Gatwick Airport. EPC rating - D



- 4 bedrooms
- 1 bathroom
- 2 shower rooms
- 2 Reception rooms
- Modern kitchen
- Utility
- Large private garden
- Great location
- Approx. 2,070 sq ft (192 sq m)
- Council tax band G

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Location







Brik



0000 SQ M

Hazlebury Road, SW6 Approximate gross internal area 192.30 sq m / 2070 sq ft (Including Eaves Storage) Eaves Storage 8.83 sq m / 95 sq ft V GARDEN 10.82 x 4.55M 35%" x 14"11" 效 Key : CH - Ceiling Height DINING ROOM 6.97 x 4.51M 22"10" x 14"10" 3 76 x 3 16M 12"4" x 10"4" (0H) (2.49m) Ŭ⊠ BEDROOM 3.33 x 4.52M [10'TT" x 14'10'T RECEPTION ROOM 7.40 x 4.55M 24'3" x 14'11" E 275m BEDROOM 4.62 x 4.50M 15"2" x 14"9" KITCHEN 5.33 x 4.55M 17'6" x 14'11" EAVES i / VOID UTILIT PATIO Lower Ground Floor Ground Floor First Floor Second Floor

Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk