



Bolton Road, London, W4
Guide Price £1,500,000

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Set on one of Grove Park's most sought-after tree-lined roads, Maple Cottage is a detached bungalow offering exceptional potential in the heart of Chiswick. The property occupies a generous plot with excellent frontage, off-street parking, and a private garage.

The existing accommodation extends to approximately 1,497 sq ft, featuring well-proportioned rooms throughout, including a large dual-aspect reception room with dining and reception areas, a spacious principal bedroom with bay window, two further double bedrooms, a family bathroom and a fitted kitchen. The property also benefits from a mature private rear garden extending to approximately 43ft, providing a tranquil and secluded outdoor space.

Planning permission (now expired) was previously granted for the demolition of the existing dwelling and the construction of a detached double-fronted five-bedroom family home with basement, offering a superb opportunity for redevelopment (subject to renewal of consent).

Bolton Road is a wide and peaceful residential street ideally positioned within the Grove Park area of Chiswick — a leafy enclave known for its village atmosphere and proximity to the River Thames. The property is moments from Chiswick Station (National Rail — direct services to London Waterloo) and within easy reach of Gunnersbury and Chiswick Park Underground Stations (District Line). Road links are excellent, with easy access to the A4/M4 for Heathrow and central London.

Nearby Chiswick House & Gardens, Dukes Meadows, and the Thames Path offer a wealth of green space and riverside walks. The area also benefits from a range of independent cafés, restaurants, and boutiques along Chiswick High Road and Grove Park Road, all within walking distance. Offered for sale with no onward chain.



Maple Cottage, W4

Approximate gross internal area

139.11 sq m / 1497 sq ft

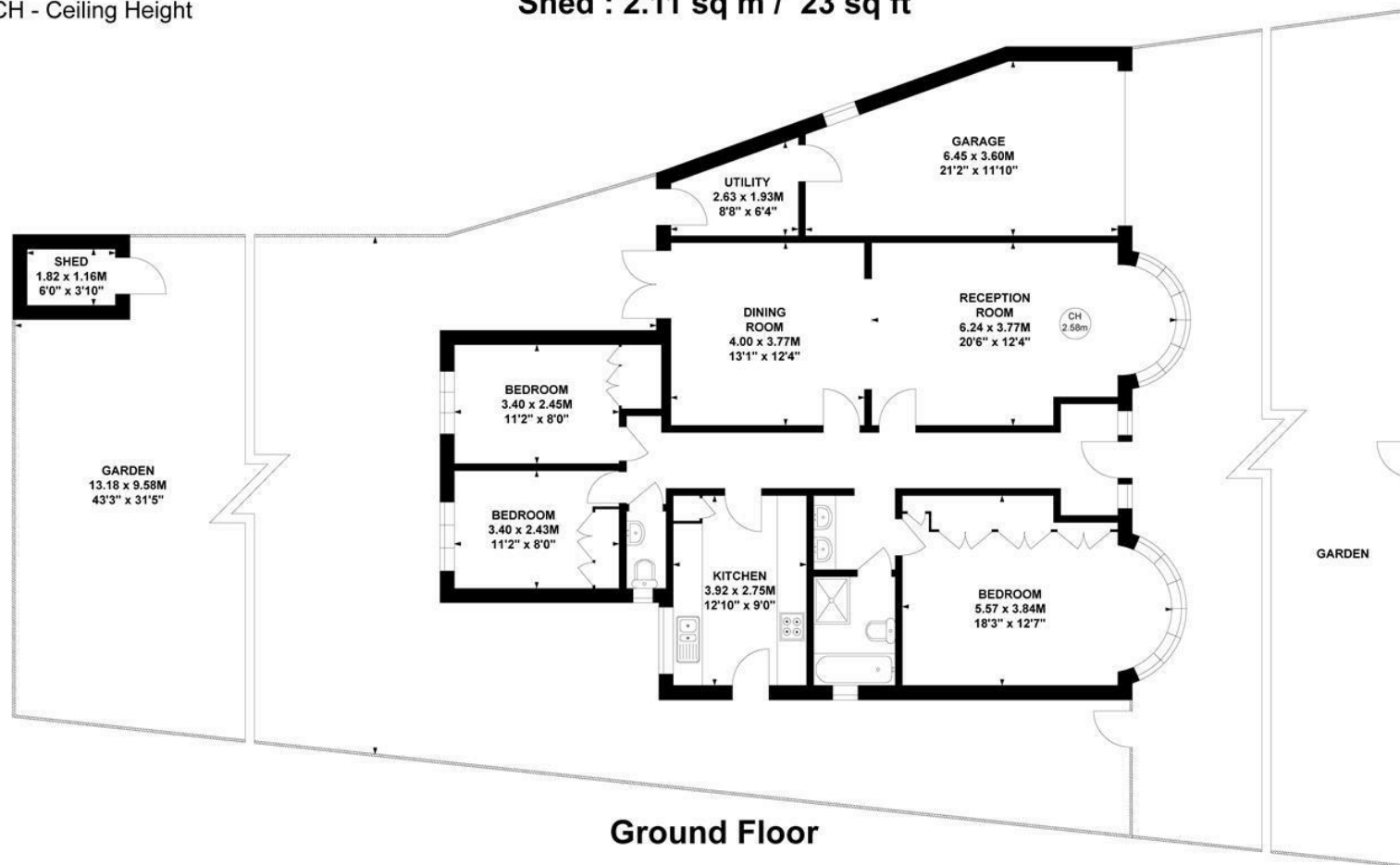
(Including Garage & Shed)

Garage : 20.04 sq m / 216 sq ft

Shed : 2.11 sq m / 23 sq ft

Key :

CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

- Detached bungalow on wide tree-lined road
- Private rear garden
- Spacious and well-proportioned rooms
- Generous frontage with off-street parking and garage
- Previously granted (now expired) planning permission for substantial redevelopment
- No onward chain
- Tenure - Freehold
- Local Authority - Hounslow
- Council Tax - Band E

