



Bolingbroke Road W14



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4 BEDROOMS

DOUBLE RECEPTION

**OPEN PLAN KITCHEN/DINING/FAMILY
ROOM**

STUDY

UTILITY ROOM

GUEST CLOAKROOM

2 BATHROOMS

PAVED & WALLED GARDEN

EPC RATING TBC

COUNCIL TAX BAND G

A wonderful 4 bedroom, extra wide, late Victorian end of terrace house with 2 floors of very good living/entertaining space and a paved and walled garden. The double reception is open from front to back with herringbone wood floor, triple sash windows to the front, 2 feature fireplaces and French doors to a Juliet balcony overlooking the garden. Steps lead down from the rear of the reception to a study with custom-built shelving and cupboards and a sash window overlooking the garden. There is also an internal picture window overlooking the stairwell. The lower ground floor is open from front to back with the family room/living area to the front where there is a lightwell, a window seat and access to a guest cloakroom and separate generous utility room. The dining area is to the rear and is open to the well-appointed kitchen. There are French doors and windows onto the generous split-level paved and walled garden. There are 4 bedrooms and 2 bathrooms on the upper floors including the principal bedroom which occupies the entire top floor with built-in wardrobes and French doors to a Juliet balcony overlooking the garden. This well-configured, handsome house of apx 2,200 sq ft is flooded with light, has abundant storage and occupies an excellent position on this popular tree-lined residential road in the heart of Brook Green.

PRICE GUIDE £2,295,000
FREEHOLD

SUBJECT TO CONTRACT









BOLINGBROKE ROAD, W14



PROPERTY PHOTO PLANS^{CO.UK}

ONE STOP SHOP FOR PROPERTY MARKETING

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