

## **Irving Road W14**

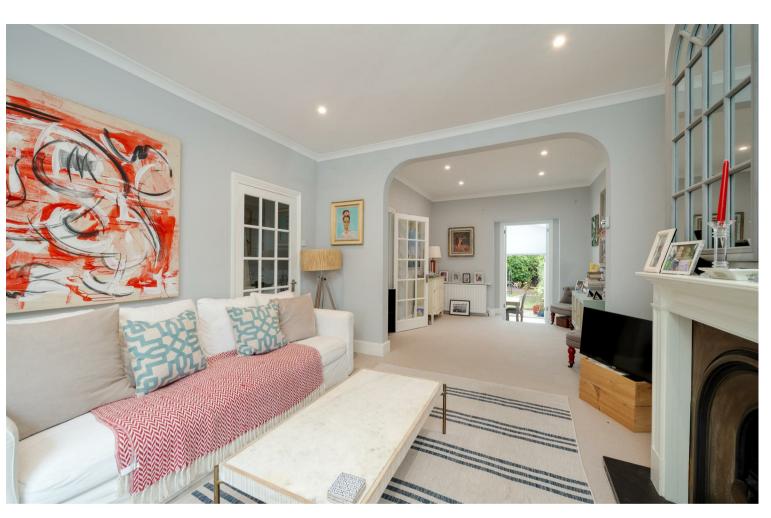
**4 BEDROOMS** 

DOUBLE RECEPTION
FULL WIDTH KITCHEN/BREAKFAST
ROOM
FAMILY BATHROOM & SHOWER ROOM
GUEST CLOAKROOM
WALLED GARDEN & BALCONY
CELLAR STORAGE
EPC RATING D 59
COUNCIL TAX BAND G

A well configured 4 bedroom 2 bathroom end of terrace Victorian house with a very good living/entertaining space on the ground floor and a generous sized garden. There is a double reception on the ground floor with feature fireplace and sash window to the front; this leads into the full width kitchen/breakfast room at the rear. French doors open onto the walled garden that is initially paved and then lawned. There is also access to an excellent cellar storage. There is a family bathroom and guest cloakroom on the first floor half landing; 4 double bedrooms on the upper floors and a shower room. There is also a balcony off the top floor bedroom to the front. This charming and very well located house has a lovely feel and could be further extended if required (STPP).

PRICE GUIDE £1,500,000 FREEHOLD

SUBJECT TO CONTRACT



















APPROX. GROSS INTERNAL FLOOR AREA: 1419 SQ FT/ 132 SQM

## PROPERTY PHOTO PLANS COUK

This plan is for illustrative purposes only and should be used as such by any prospective client.

Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.