



Aynhoe Road W14





# Aynhoe Road W14

**6 BEDROOMS**

**RECEPTION**

**OPEN PLAN KITCHEN/BREAKFAST/FAMILY  
ROOM**

**MEDIA/PLAYROOM/RECEPTION 2**

**4 BATHROOMS (2 EN SUITE)**

**UTILITY ROOM**

**SOUTHERLY GARDEN & ROOF TERRACE**

**EPC RATING xxx**

**COUNCIL TAX BAND H**

A fabulous 5/6 bedroom Victorian house with excellent living/entertaining space over 2 floors, paved garden and a roof terrace. There is an elegant formal reception to the front of the property with bay window, feature fireplace and dwarf cupboards and shelving beside. The full width kitchen/breakfast/family room to the rear is open to the stairs with a central island and folding doors onto the private paved and walled garden which enjoys an open and most spectacular aspect. The basement has been fully excavated from front to back to create a media/playroom/2nd reception to the rear; a shower room; utility room and bedroom 6/further reception to the front with windows and a door to the lightwell. There are 5 bedrooms, 3 bathrooms (2 en suite) and a study/bedroom 5 on the upper floors including the wonderful principal bedroom suite which occupies the entirety of the first floor with dressing area and en suite bathroom. The wonderful roof terrace is accessed from the 3rd floor half landing and has exceptional far-reaching views. This sensational family home is flooded with light, offers extremely flexible accommodation and occupies an enviable position on Aynhoe Road being moments from the Green and can be moved into without further expense.

**PRICE GUIDE £3,150,000**

**FREEHOLD  
SUBJECT TO CONTRACT**



















**PROPERTY PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.