

# FLETCHERS

ESTATE AGENTS



## Graham Road, W4

£1,050,000

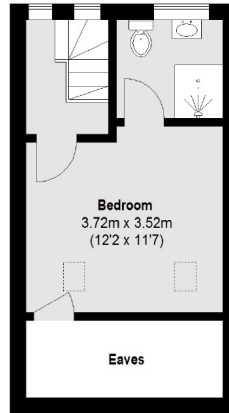
A charming semi detached home on a quiet residential street, in fantastic condition throughout and benefitting from plenty of natural light. The ground floor comprises of a separate bay fronted reception room, home office, and eat in kitchen which leads out to a private well maintained garden. Upstairs, four double bedrooms are accompanied by two bathrooms. There is further potential to extend creating a larger kitchen, loft space and additional fifth bedroom. Planning permission is already approved.

Graham Road is within the catchment area of the Ofsted rated 'Outstanding' Southfield Primary School, and with an abundance of amenities nearby on Chiswick High Road and Turnham Green Terrace. Chiswick Park, Turnham Green and South Acton stations are within short walking distance.

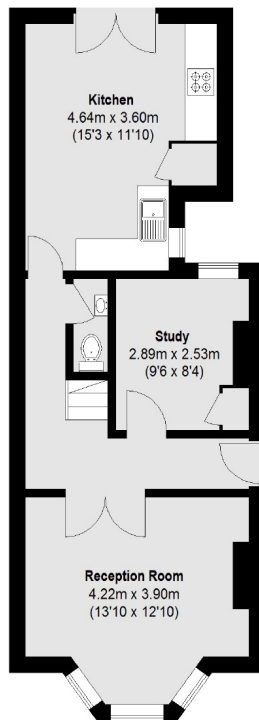
- Semi Detached Home • Four Bedrooms • Two Bathrooms • Study • Eat in Kitchen • Approved Planning Permission •

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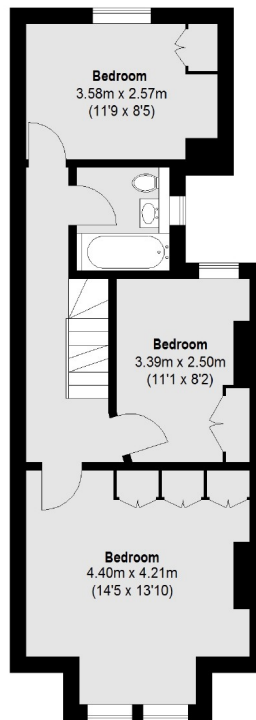
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Second Floor



Ground Floor



First Floor

Total area (approx.): 115.09 sq. m (1239 Sq. ft)  
(Excluding Eaves)

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Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.