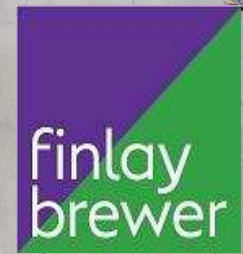




Agate Road W6



# Agate Road W6

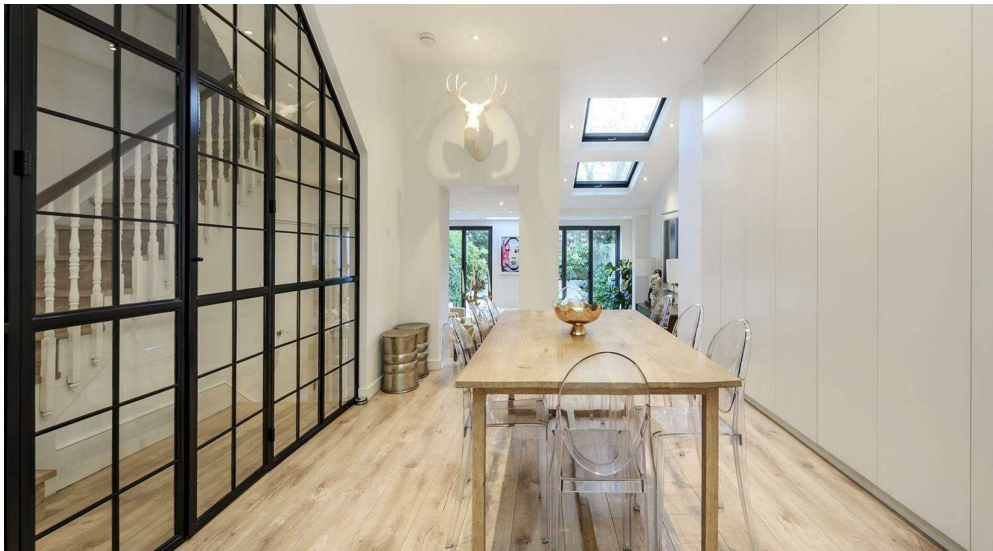
**4/5 DOUBLE BEDROOMS**  
**RECEPTION**  
**KITCHEN & DINING ROOM**  
**3 BATHROOMS (2 EN SUITE)**  
**STUDY / BEDROOM 5**  
**CELLAR / UTILITY ROOM**  
**FRONT & REAR GARDEN**  
**EAVES STORAGE || TERRACE**  
**EPC RATING: C 74**  
**COUNCIL TAX BAND: G**

A fabulous, big boned 4/5 double bedroom Victorian house with excellent and flexible living/entertaining space on the ground floor, a secluded landscaped garden and roof terrace. The custom built contemporary kitchen is to the front of the property which opens into the dining area with floor-to-ceiling "Crittall-style" doors to the entrance hall and staircase. Steps lead down to the full width reception which opens onto the garden. There are 4/5 bedrooms on the upper floors including the elegant principal bedroom suite which occupies the entire first floor. This impressive and substantial family house of approximately 2900sq ft has been refurbished to a high specification, has a great feel and can be moved into without further expense. A must see!

**PRICE GUIDE £2,850,000**  
**FREEHOLD**

**SUBJECT TO CONTRACT**

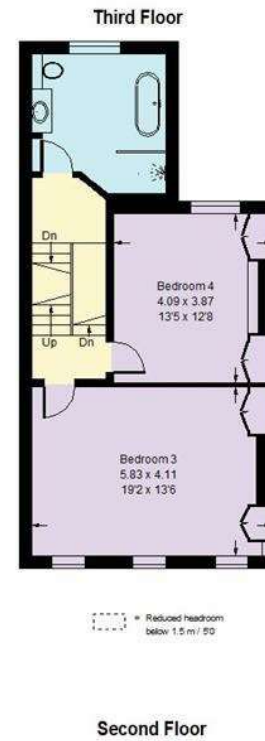
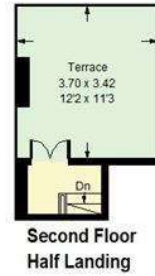
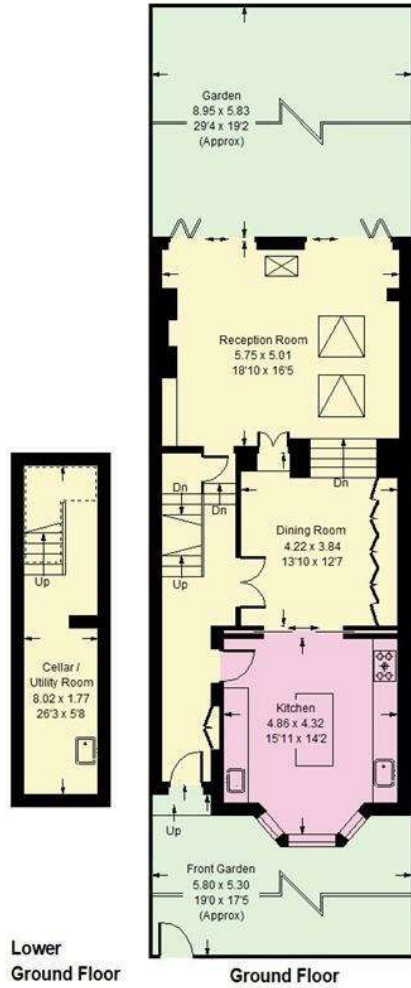








Approx. Gross Internal Area = 257 sq m / 2766 sq ft  
 Eaves = 12.9 sq m / 139 sq ft  
 Approx. Total = 269.9 sq m / 2905 sq ft  
 (Including Eaves Storage)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.