

ALEXANDER  
STEER

FIELDING ROAD, W4

£1,650,000

FREEHOLD

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## PROPERTY FEATURES

- Bedford Park
- Fantastic Condition Throughout
- Chain Free
- Short Walk To Turnham Green Station
- South Facing Garden
- Close To Local Shops



# FIELDING ROAD

£1,650,000

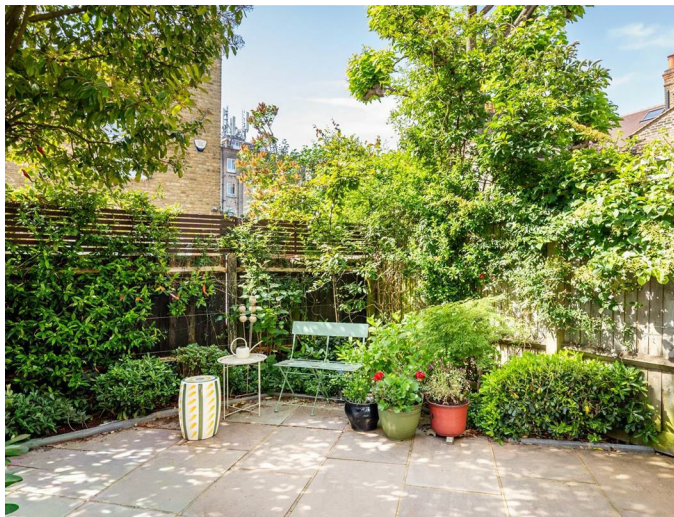
A beautifully presented four bedroom house in the prime Chiswick neighbourhood, Bedford Park. The property has been refurbished into a contemporary family home with tasteful features throughout. Everything inside has been done to a high standard with high quality materials. This house is offered chain free and will be very popular with young families looking to set up roots in the area.

Externally the house has been fitted with traditional Bedford Park picket fencing and the front garden is furnished with a tasteful low maintenance patio and assorted plants. On entry to the house, you walk through a high quality safety glass door which illuminates the hallway with natural light. Throughout the ground floor, all of the doors have been replaced with custom made extra tall windowed doors to maintain natural light flowing through the house. The double reception room enjoys dual aspect windows that again allows light to flow through and allow the bold colours and artwork in the room to stand out. The kitchen has again been fitted to a high standard with yet more custom carpentry to make a cosy dining area next to the French doors to the garden. The garden is well maintained and has a Southern aspect.

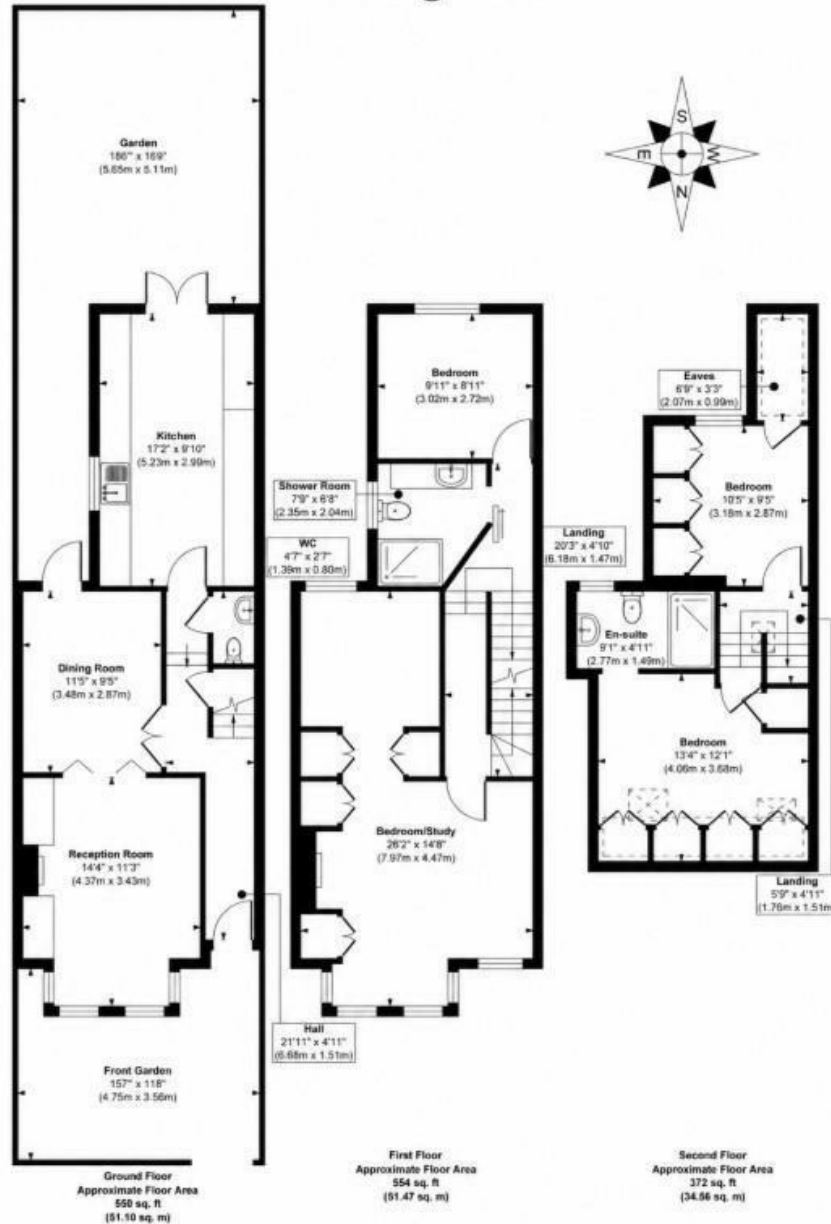
Upstairs, the property has a large principle room at the front of the house. There is already a walk in dressing room and home office and an ensuite could easily be installed. On this floor there is another double bedroom and a beautifully fitted bathroom. Upstairs is a further two bedrooms with one of them also enjoying another high quality ensuite.

Fielding Road is among the best locations in Chiswick. Within the very sought after Bedford Park, it is a short walk from local amenities and very convenient transport links such as Turnham Green (District & Piccadilly Lines). Local amenities include bakeries and coffee shops on your door step and a short walk to the shops, restaurants and pubs of Turnham Green Terrace and Chiswick High Road. Fielding Road is also close by multiple highly regarded public and private schools; these include Orchard House and Southfield Primary Schools.





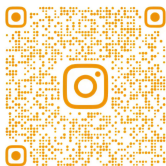
## Fielding Road



**Approx. Gross Internal Floor Area 1476 sq. ft / 137.12 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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CALL US ON

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Council Tax Band

G

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**ALEXANDER STEER**  
Estate Agents