

# FLETCHERS

## ESTATE AGENTS

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### Crabtree Lane, SW6

£1,600,000

A wonderfully presented Victorian family home on a quiet residential street on Crabtree Lane moments from the river. Arranged over three floors with a large, private garden to the rear, the property offers plenty of living space and would make a wonderful home for a young family looking to settle in the area.

Entering on the ground floor you have an attractive, bay-fronted, double reception room with excellent ceiling height, wooden flooring and underfloor heating. The double reception room retains much of the charm of the period with original ceilings and a feature fireplace. The rear of the property boasts an impressive, open-plan kitchen/dining area complete with cabinetry, quartz surfaces, high spec fitted appliances and an attractive kitchen island. There is plenty of space for a dining table and has bespoke storage built in throughout and a guest W/C can also be found. Bio-fold doors allows the seamless integrating of the outside and provides access to a large private garden.

On the first floor there are two large double bedrooms with plenty of space for storage and lots of natural light. An additional third generous double bedroom boasting an en-suite and a large family bathroom is also on this floor. On the second floor you have a generous principle bedroom boasting a Juliette balcony, plenty of built in storage and its own en-suite bathroom.

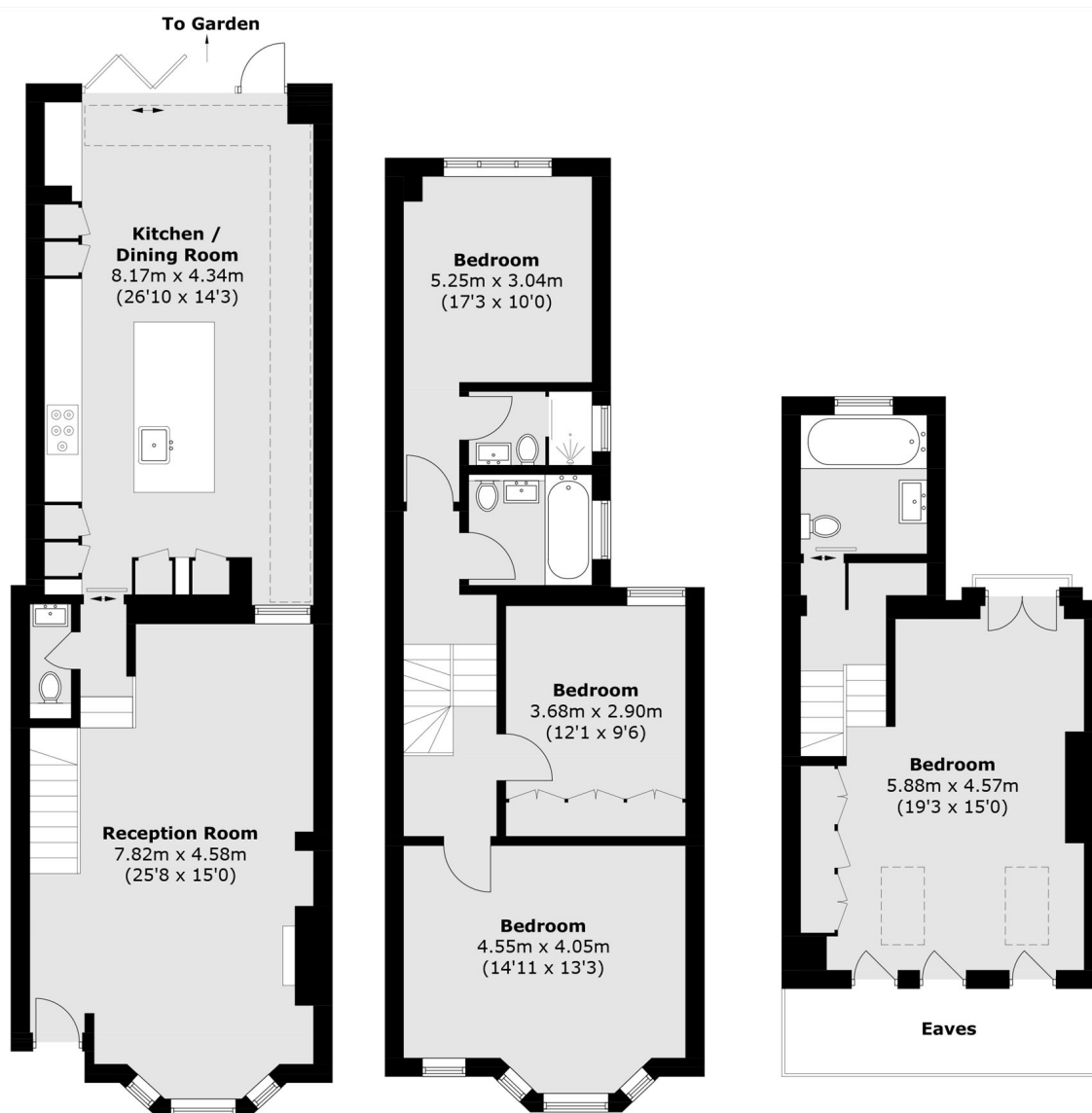
This excellent home is offered to the market in brilliant condition throughout.

Crabtree Lane is a popular road in Fulham within a short walk of Barons Court, West Kensington and West Brompton underground stations, together with ample bus routes, providing access to Central London and Heathrow. A selection of local shops & restaurants are located on the nearby Munster Road and the popular Virgin Active Gym & Normand Park are just a short walk along Lillie Road.

• Four Bedroom Family Home • Over Three Floors • Freehold • Private Garden • Quiet Tree-Lined Street • High Ceilings & Period Features •

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**Ground Floor**

**First Floor**

**Second Floor**

Total area (approx.): 159.0 sq. m (1,711.4 sq. ft)  
(Excluding Eaves)

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