



Homes 
By Sophie

Barrowgate Road, Chiswick, W4

DESCRIPTION:

Set on one of Chiswick's most sought-after tree-lined roads, this beautifully presented five-bedroom semi-detached period home offers generous proportions, excellent natural light and flexible family accommodation arranged over three floors. Approached via a mature front patio garden, the property is entered through an inviting covered porch which immediately sets the tone for the space and quality found inside.

The ground floor features a spacious entrance hall leading to a cosy front sitting room with feature fireplace, a cloakroom, and double doors opening into a superb open-plan kitchen and reception space. The well-equipped kitchen flows seamlessly into a large double reception room incorporating both a dining area and family sitting space, creating an ideal layout for everyday living and entertaining. A separate utility room provides further practicality, while both the rear sitting room and utility room open directly onto the attractive south-facing rear garden. The garden is mainly laid to lawn with a patio area and a pathway leading to a substantial double garage at the end of the plot, which benefits from an electric car charging point and additional loft storage.

The first floor offers three well-proportioned bedrooms, one of which features air conditioning, along with a study or single bedroom and a stylish family bathroom. The top floor is dedicated to the principal suite, comprising a generous master bedroom with air conditioning and a contemporary wet-room style en-suite shower room.

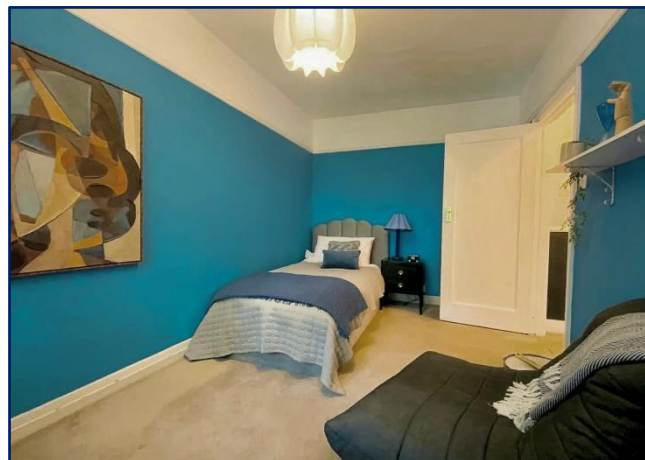
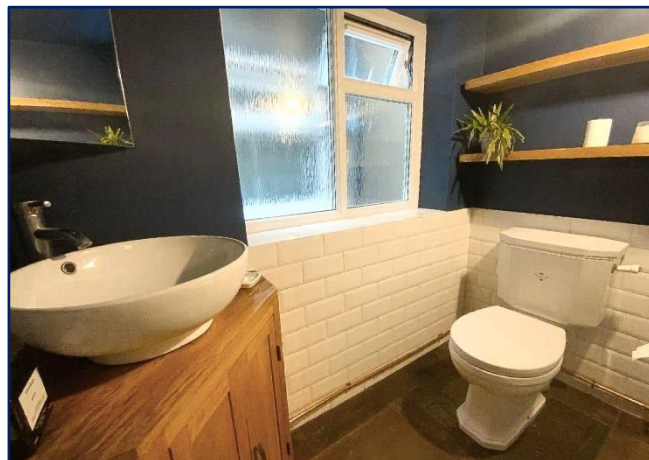
Finished to a high standard throughout, the home offers excellent storage solutions, with most bedrooms benefiting from fitted wardrobes. Flooring is a tasteful mix of wood, tile and carpet, while modern comforts include a new gas boiler, underfloor heating to the kitchen and rear reception room, and gas central heating elsewhere.

Barrowgate Road is highly regarded for its quiet yet central position, wide tree-lined setting and close proximity to Chiswick High Road, with its array of shops, cafés and restaurants, as well as the historic Chiswick House and Gardens. Excellent transport links are close at hand, including easy access to the A4/M4 for Central London, the west and Heathrow Airport, along with residents' parking permits available.

A superb family home in an outstanding location, combining period charm with modern comfort and practicality.











INFORMATION

TERMS: Long Term
EPC: D
PRICE: £2,450,000
COUNCIL: London Borough of Hounslow
COUNCIL TAX: Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Barrowgate Road, London

Approximate Area = 2432 sq ft / 226 sq m (includes garage)

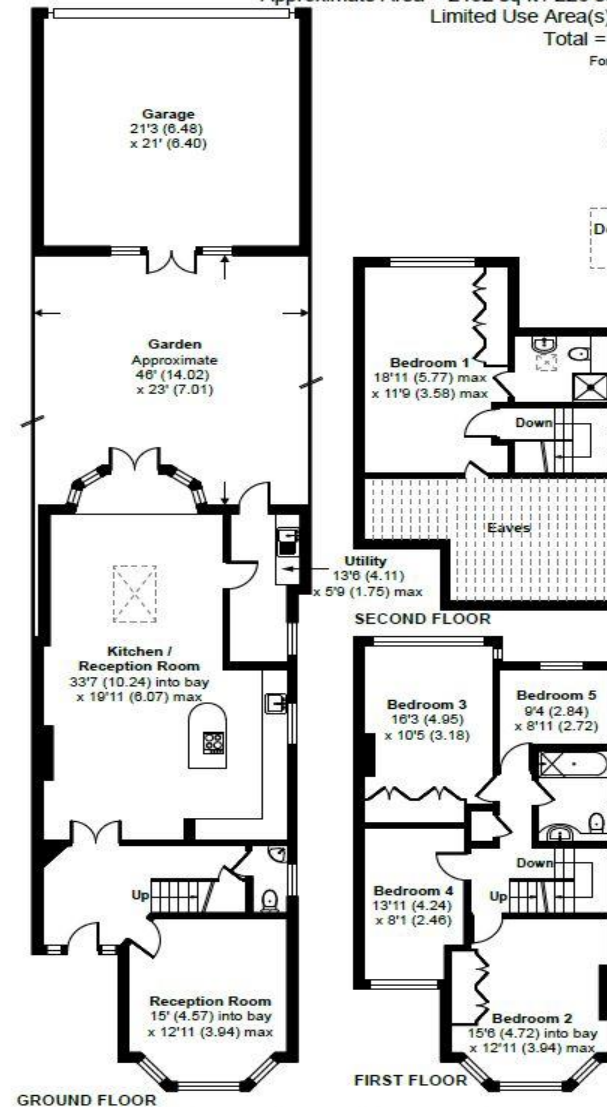
Limited Use Area(s) = 195 sq ft / 18 sq m

Total = 2627 sq ft / 244 sq m

For identification only - Not to scale



Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhecom 2022. Produced for Homes by Sophie Limited. REF: 667137

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.