



ASKING PRICE

£1,500,000

Avondale Road
, BR1 4EP

PROPERTY SUMMARY

This double fronted Georgian style, architect designed family home is close to 4000 square feet and must be seen to be appreciated. The modern living accommodation comprises six bedrooms, four bathrooms, a generous lounge with bi-folding doors leading to a well-stocked and mature rear garden, backing onto a Cricket pitch. German bespoke kitchen, a first floor utility room, generous loft room/playroom, of particular note is the property's low running costs and EPC rating, with high efficiency triple glazed windows and off grid energy system (solar). Avondale Road is conveniently located for local highly regarded schools and train links into London Terminals. EPC: B

COUNCIL TAX - E
 Construction - Traditional
 Mains Services - Gas, Electricity (including Tesla Powerwall), Sewerage and metered water supply
 Heating System - Gas radiators on 1st floor/under floor heating on entire ground floor
 Broadband - 1 GBPS - entire house has a Cat6a cabling for wired broadband as well as wifi
 Mobile coverage - Yes
 Restrictive covenants - No

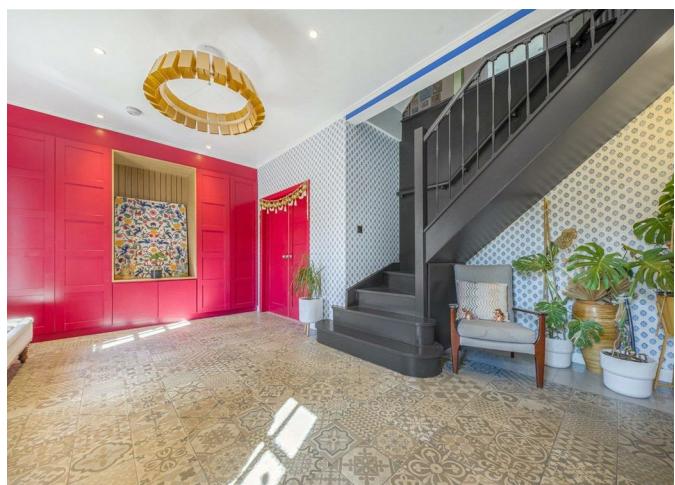
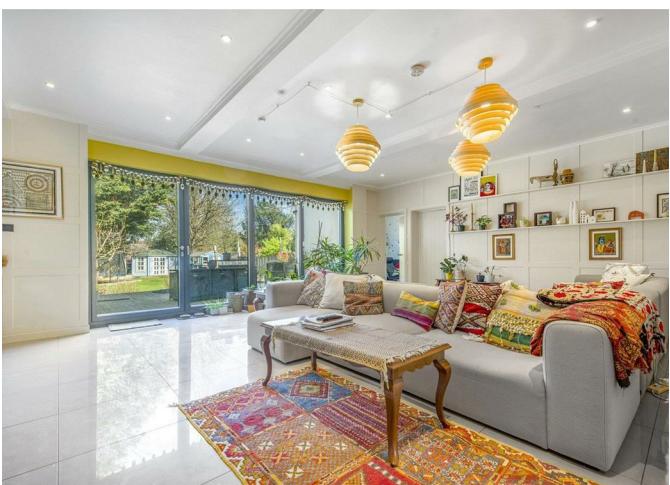
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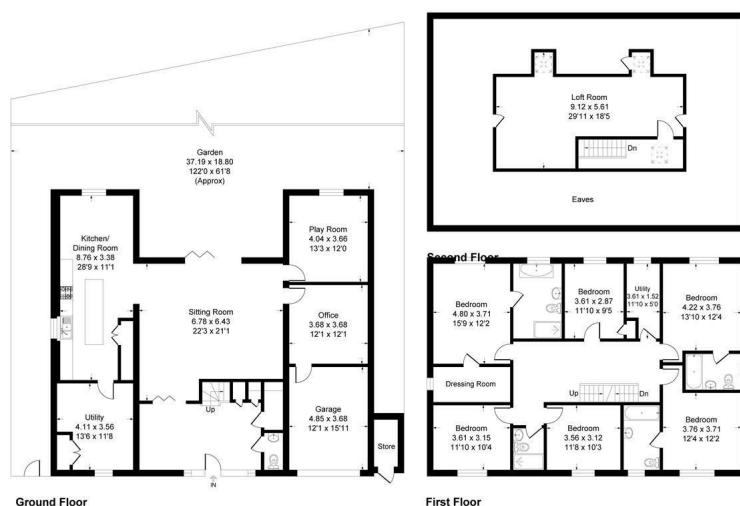






Avondale Road, BR1

Approximate Gross Internal Area 337.9 sq m / 3637 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 356.2 sq m / 3834 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC RATING: B COUNCIL TAX BAND: E

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/tenants are advised to recheck the measurements

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