

ALEXANDER
STEER

FIELDING ROAD, W4

£1,650,000

FREEHOLD



PROPERTY FEATURES

- Southfield School Catchment
- Lots Of Natural Light
- Great Condition Throughout
- Potential To Extend STPP
- Five Bedrooms & Two Bathrooms
- Large Reception Space



FIELDING ROAD

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A beautifully presented five-bedroom family home in one of Chiswick's most sought-after streets. Set behind classic Bedford Park picket fencing, with original Edwardian tiling leading to the front door, this handsome home pairs period character with contemporary, move-in-ready living. It's ideal for a family looking to put down roots in one of west London's most cherished neighbourhoods.

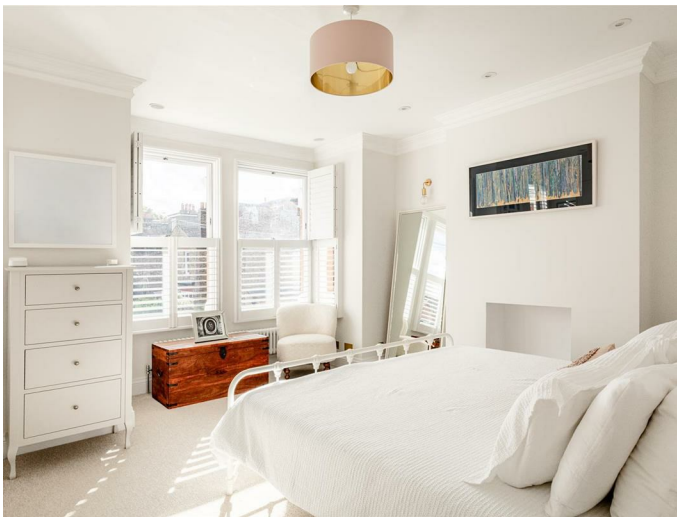
Ground floor - A practical coats area opens into a generous, light-filled reception space, equally suited to children's play or entertaining. Period cornicing and an elegant fireplace add character, and wide-plank wooden flooring runs throughout the ground floor. The well-appointed kitchen has integrated appliances and overlooks a garden of more than 25ft, a private outdoor space for summer dining and family life. Planning permission has previously been granted for an extension, so there's scope to add more space.

First floor - Three double bedrooms and a family shower room. The principal bedroom and the second double both have generous built-in storage, and the third makes a quiet, well-proportioned home office. The recently refurbished shower room is finished to a high standard, with underfloor heating.

Top floor - A larger-than-average loft conversion gives the house a second family floor. To the rear, a spacious double bedroom has a striking corner window. To the front is another double bedroom, currently a children's room. Between them is a stunning four-piece family bathroom with tasteful tiling, a large walk-in shower and a cast-iron bath set beneath a skylight, where you can lie back and look up at the sky.

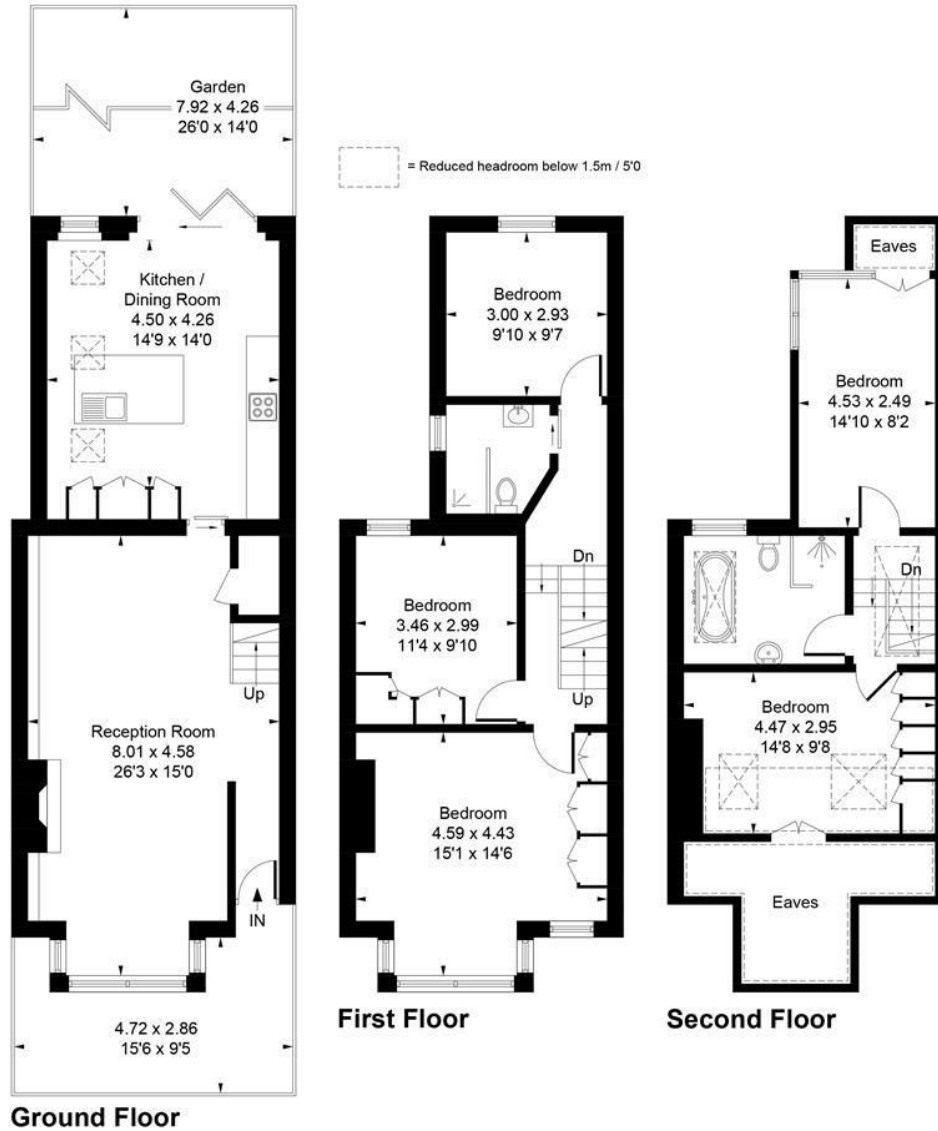
Location - Fielding Road is one of Chiswick's finest addresses, at the heart of Bedford Park. Bakeries and coffee shops are on your doorstep. The shops, restaurants and pubs of Turnham Green Terrace and Chiswick High Road are a short stroll away. Turnham Green station (District and Piccadilly lines) is within easy walking distance, giving fast links into central London and Heathrow. The house falls within the catchment for Ofsted-rated "Outstanding" Southfield Primary School, and is close to well-regarded independent schools including Orchard House.





Fielding Road

Approximate Gross Internal Area = 146.16 sq m / 1573 sq ft
 Eaves = 9.99 sq m / 108 sq ft
 Total = 156.15 sq m / 1681 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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

