



Bolton Road, London, W4  
Guide Price £1,500,000

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Set on one of Grove Park's most sought-after tree-lined roads, Maple Cottage is a detached bungalow offering exceptional potential in the heart of Chiswick. The property occupies a generous plot with excellent frontage, off-street parking, and a private garage.

The existing accommodation extends to approximately 1,497 sq ft, featuring well-proportioned rooms throughout, including a large dual-aspect reception room with dining and reception areas, a spacious principal bedroom with bay window, two further double bedrooms, a family bathroom and a fitted kitchen. The property also benefits from a mature private rear garden extending to approximately 43ft, providing a tranquil and secluded outdoor space.

Planning permission (now expired) was previously granted for the demolition of the existing dwelling and the construction of a detached double-fronted five-bedroom family home with basement, offering a superb opportunity for redevelopment (subject to renewal of consent).

Bolton Road is a wide and peaceful residential street ideally positioned within the Grove Park area of Chiswick — a leafy enclave known for its village atmosphere and proximity to the River Thames. The property is moments from Chiswick Station (National Rail — direct services to London Waterloo) and within easy reach of Gunnersbury and Chiswick Park Underground Stations (District Line). Road links are excellent, with easy access to the A4/M4 for Heathrow and central London.

Nearby Chiswick House & Gardens, Dukes Meadows, and the Thames Path offer a wealth of green space and riverside walks. The area also benefits from a range of independent cafés, restaurants, and boutiques along Chiswick High Road and Grove Park Road, all within walking distance. Offered for sale with no onward chain.



# Maple Cottage, W4

Approximate gross internal area

139.11 sq m / 1497 sq ft

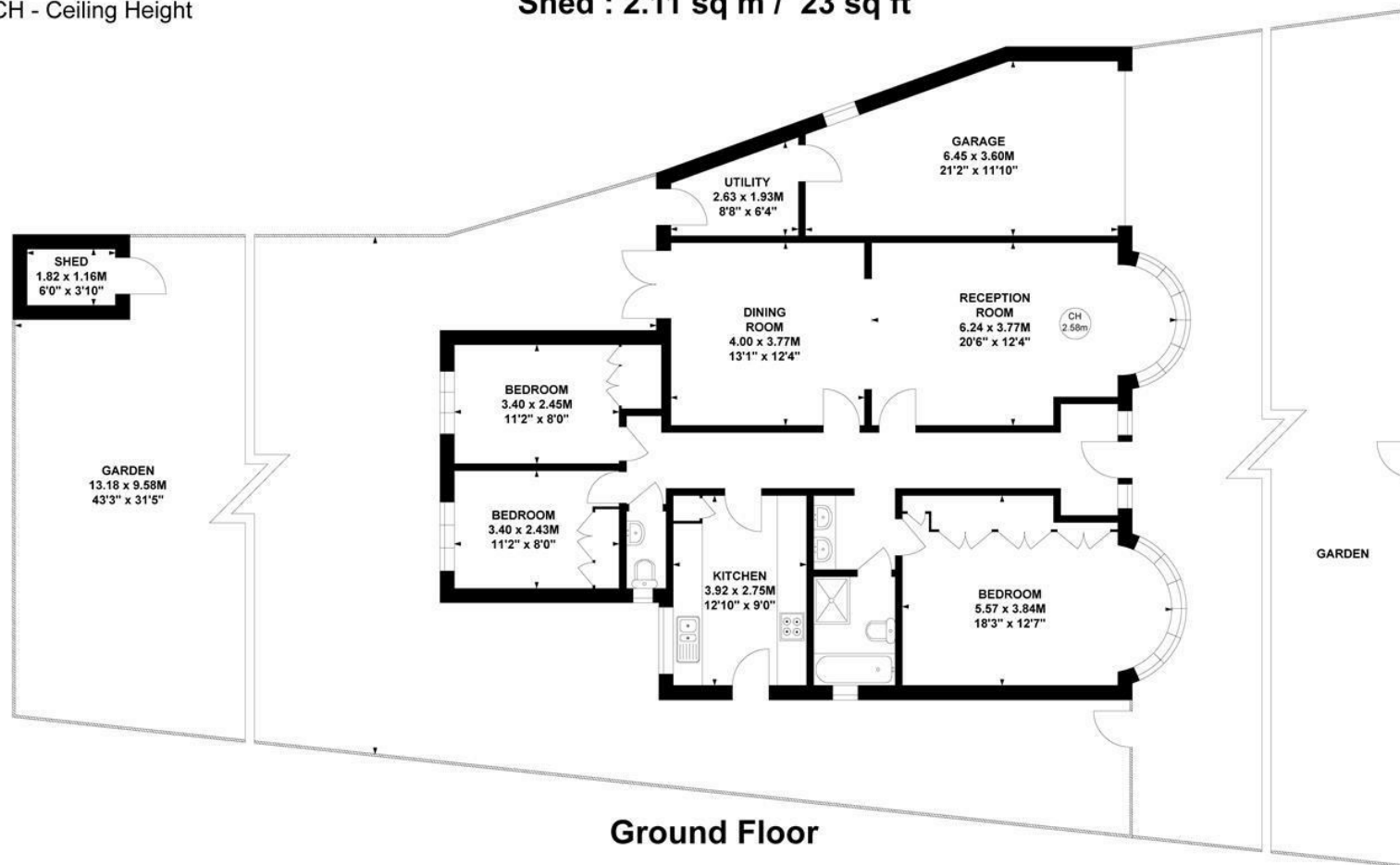
(Including Garage & Shed)

Garage : 20.04 sq m / 216 sq ft

Shed : 2.11 sq m / 23 sq ft

Key :

CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

- Detached bungalow on wide tree-lined road
- Private rear garden
- Spacious and well-proportioned rooms
- Generous frontage with off-street parking and garage
- Previously granted (now expired) planning permission for substantial redevelopment
- No onward chain
- Tenure - Freehold
- Local Authority - Hounslow
- Council Tax - Band E



