

ALEXANDER STEER

CAVENDISH ROAD, W4

£1,500,000

FREEHOLD

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PROPERTY FEATURES

- Semi Detached House
- Chain Free
- Generous West Facing Garden
- Off Street Parking
- Fantastic Outlook Front & Back
- Grove Park Riverside



CAVENDISH ROAD

£1,500,000

An elegant four-bedroom Edwardian residence with an 50ft west-facing garden and significant potential to extend. This attractive, light-filled semi-detached home presents a rare opportunity to secure a long-term family residence in the heart of Grove Park. Offered chain-free, the property balances period charm with modern updates, including a recently reglazed conservatory. Situated on a quiet, leafy road with open views across local sports grounds, it offers a sense of space and tranquillity that is hard to find so close to the city.

Upon entry, a spacious central hallway offers a warm welcome. The ground floor features two distinct reception rooms, providing the flexibility for a formal lounge and a separate, cozy family snug or playroom. To the rear, the recently reglazed conservatory serves as a stunning sun-trap, offering views of the expansive 50ft westerly facing garden. This outdoor oasis is perfectly positioned to capture the afternoon and evening sun. There is a practical galley kitchen and the garage provides ample storage or workshop potential.

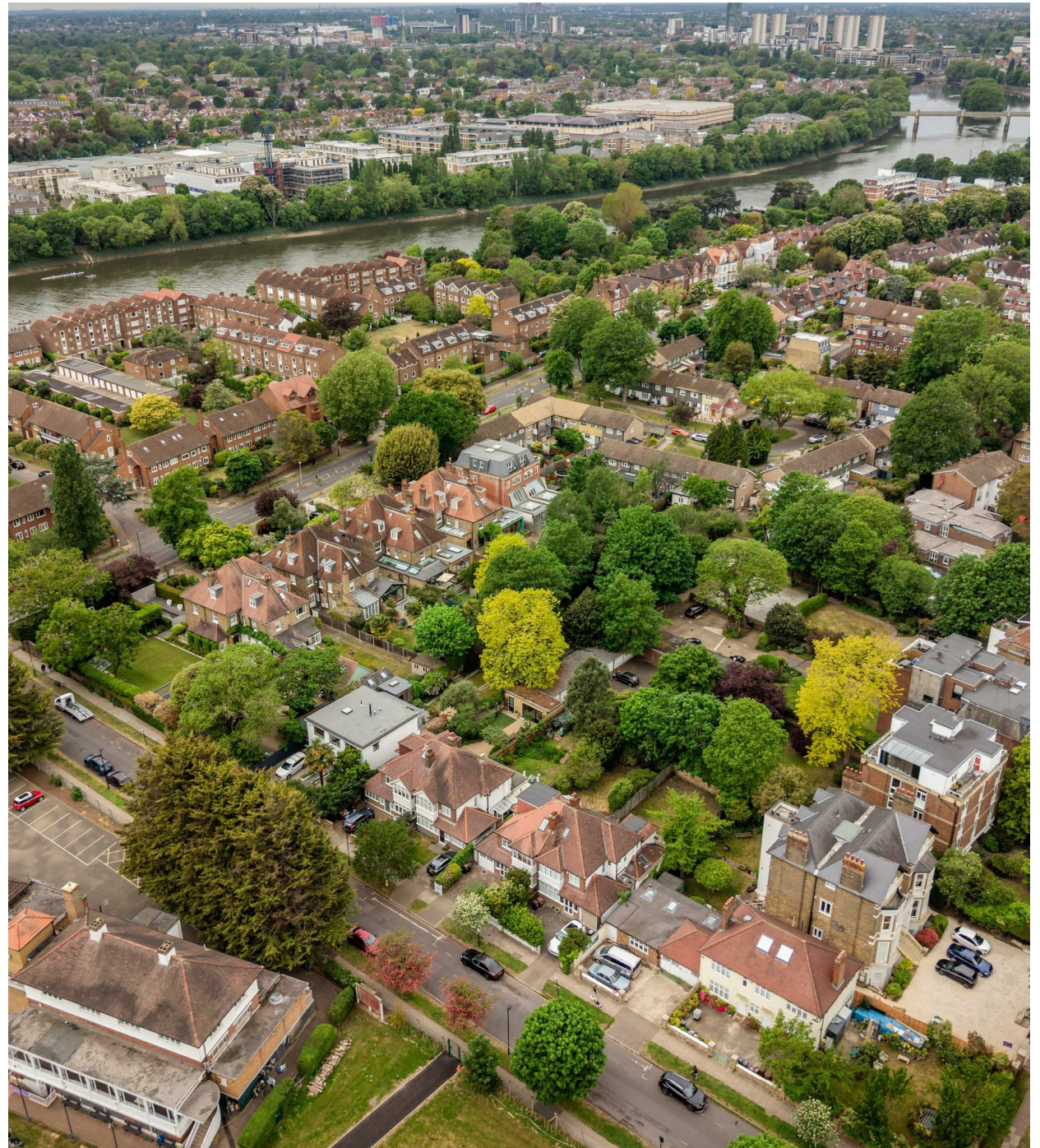
The accommodation is arranged over three floors:

- First Floor: Two generously proportioned double bedrooms and a versatile third bedroom—ideal as a nursery or home office. These are served by a three-piece family bathroom and a separate guest W/C.
- Second Floor: A private retreat in the converted attic, featuring a bright double bedroom and an en-suite shower room.

For those looking to add value and bespoke finishes, the house offers significant extension potential (STPP) to both the side and rear. Additionally, the front garden offers the possibility of conversion to provide off-street parking for a second vehicle.

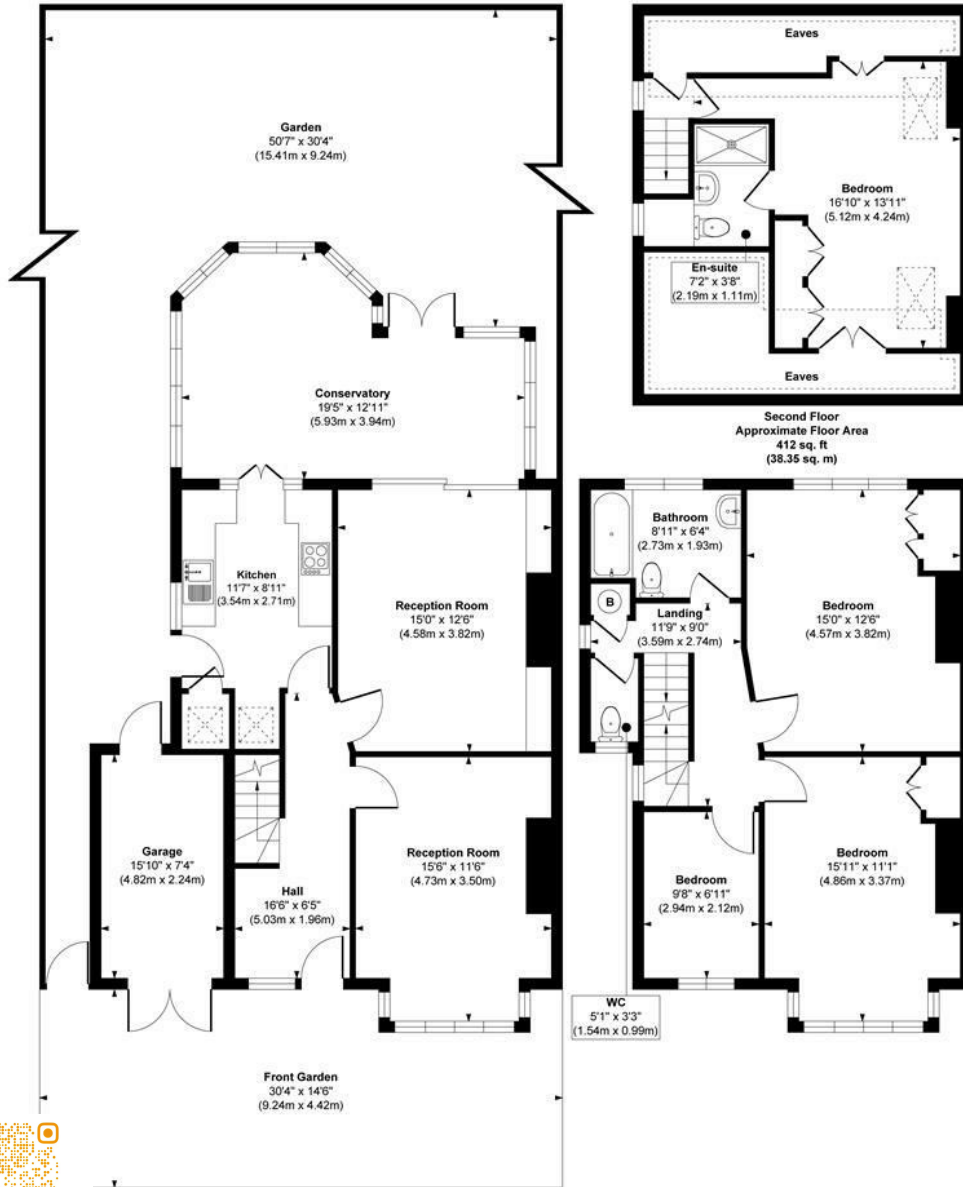
Cavendish Road is ideally located for the best of Chiswick living:

- Education: Within easy walking distance of the highly-regarded Cavendish Primary and Chiswick (secondary) School.
- Leisure: Moments from the Thames path, Chiswick House & Gardens, and various rowing and health clubs.
- Dining: A short stroll to the charming riverside pubs and cafes of Grove Park and Strand-on-the-Green.
- Transport: A commuter's dream, located just 500m walk from Chiswick Station (overground to Waterloo). The A4/M4 corridor is also easily accessible for swift travel into Central London or out to Heathrow and beyond.





Cavendish Road

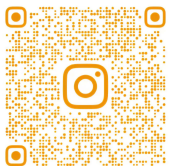


Ground Floor
Approximate Floor Area
929 sq. ft
(86.37 sq. m)

First Floor
Approximate Floor Area
597 sq. ft
(55.63 sq. m)

Approx. Gross Internal Floor Area 1938 sq. ft / 180.25 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



@ALEXANDERSTEERPROPERTY

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Council Tax Band

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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.

