Westfields Avenue, SW13

£1,100,000

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- Victorian Freehold Cottage
- Three Bedrooms
- Spacious Reception Room
- Modern kitchen
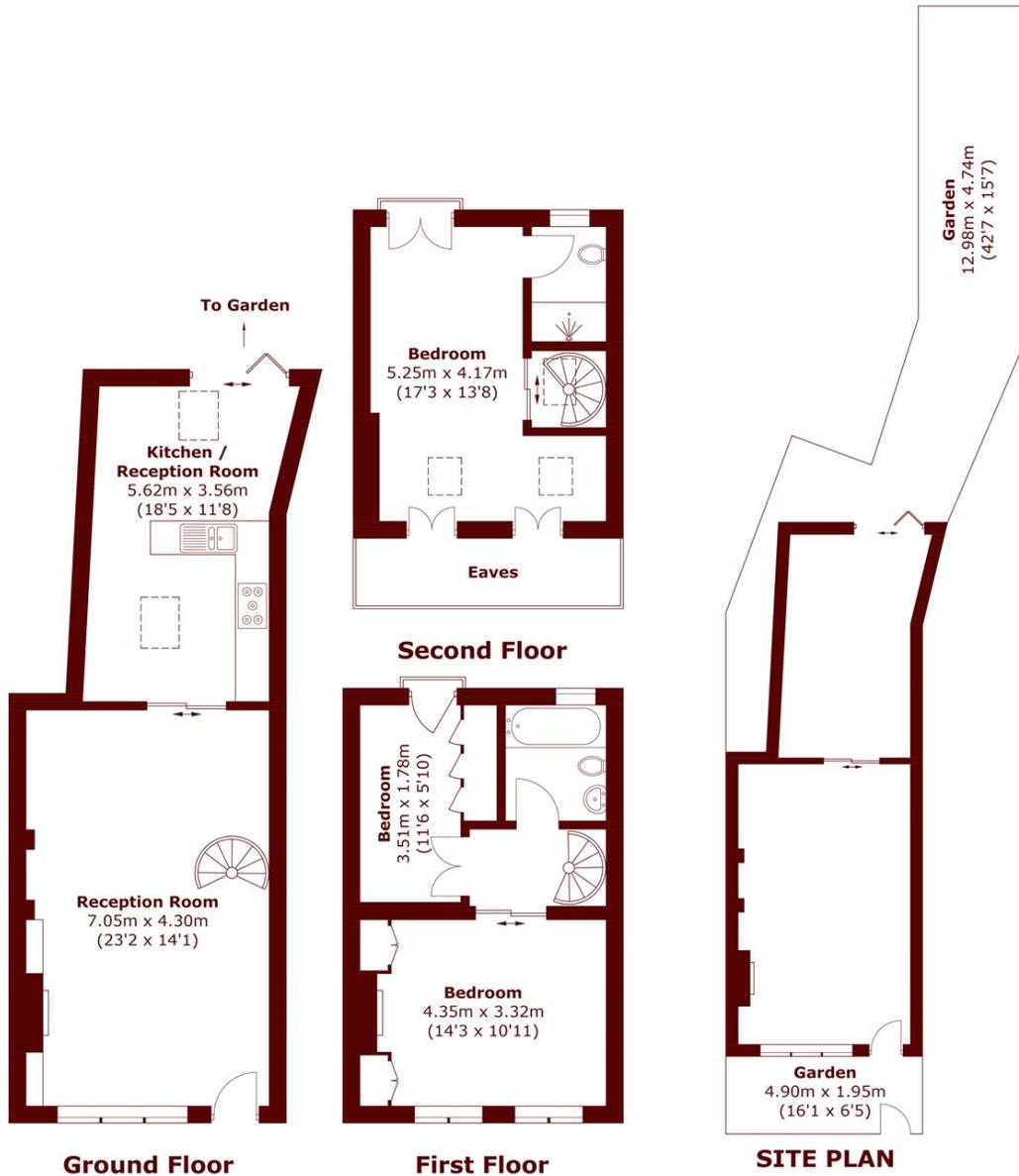- Private garden
- Little Chelsea

ABOUT THE PROPERTY

Marsh and Parsons are proud to present this Victorian terraced family house which has been extended and modernised by the existing owners. The property comprises on front garden, spacious large double reception room with feature fireplace, through floor to ceiling sliding doors the property flows into an open plan modern fitted kitchen with a further reception space beyond the kitchen. Fashionable bi-fold doors opening onto a private garden. Upstairs, there are three double bedrooms with the principal bedroom spanning the full width of the front of the house and benefiting from fitted cupboards. There are also two bathrooms (one en suite showeroom). The top floor bedroom also has plenty of eaves storage and a juliet balcony making it feel light, bright and airy. The property also benefits from a stylish oak spiral staircase from the ground floor to the first and second floor which helps to save space, is child friendly and makes the home feel super modern.

Westfields Avenue is a highly sought after location in the heart of 'Little Chelsea' SW13 and around the corner from OFSTED rated 'outstanding' Barnes Primary School. The property is a couple of minutes away from Brown Dog' gastro pub and all array of boutique shops cafes and eateries which include 'Orange Pekoe' bistro,

MARSH & PARSONS

To Garden

**Kitchen /
Reception Room**
5.62m x 3.56m
(18'5 x 11'8)

Reception Room
7.05m x 4.30m
(23'2 x 14'1)

Ground Floor

Bedroom
5.25m x 4.17m
(17'3 x 13'8)

Eaves

Second Floor

Bedroom
3.51m x 1.78m
(11'6 x 5'10)

Bedroom
4.35m x 3.32m
(14'3 x 10'11)

First Floor

Garden
12.98m x 4.74m
(42'7 x 15'7)

Garden
4.90m x 1.95m
(16'1 x 6'5)

SITE PLAN

Total area (approx.): 103.0 sq. m (1,108.6 sq. ft)
(Excluding Eaves)

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