



Fletcher Road, London, W4

Asking Price £799,000 Freehold

Entrance Hall, Double Reception Room, Eat in Kitchen/ Dining Room, Rear Garden, Cloakroom, Three Bedrooms, Family Bathroom, Ample Storage.



Description

A fabulous opportunity to acquire this charming three bedroom house. The house benefits from a double reception room and eat in kitchen leading out to the rear garden. There are three good sized bedrooms and a family bathroom on the first floor and potential to do a loft conversion (STP)

Situation

Fletcher Road is perfectly situated for access to the London Overground from South Acton Station, the E3 bus can be caught from Southfield Road for access to Turnham Green Station (District and Piccadilly Line) and Chiswick Main Line Station for access into Waterloo. Chiswick Park and Turnham Green Underground stations are both within one mile walking distance from the property.

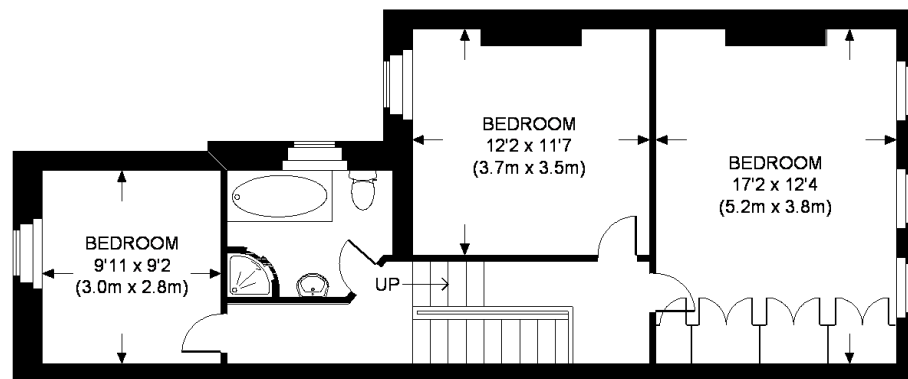
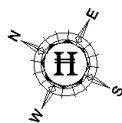
Tenure

Freehold.

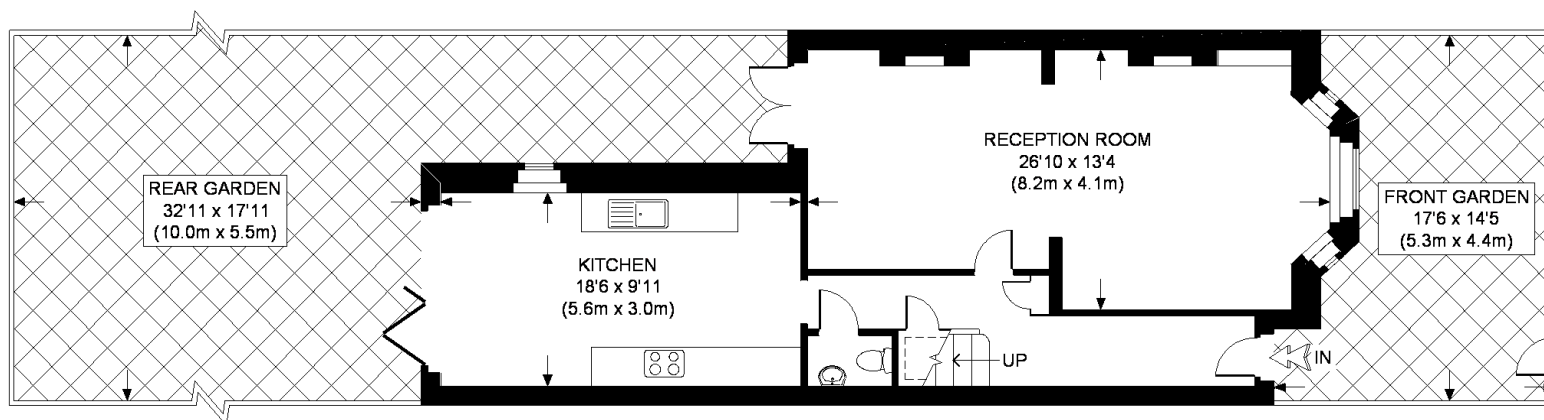


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLETCHER ROAD



FIRST FLOOR



GROUND FLOOR

 = RH = RESTRICTED HEAD ROOM BELOW 5 FT. / 1.5 M. MAX

APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 1238 SQ. FT. (115.0 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

[Hamptons Chiswick](#)
48 Turnham Green Terrace
London, W4 1QP

Sales. 020 8987 8444
chiswick@hamptons-int.com

www.hamptons.co.uk

I305101024

HAMPTONS
INTERNATIONAL