



HAZLEBURY ROAD, SW6
£1,650,000 FREEHOLD

An exciting opportunity to purchase this immaculately presented four bedroom, mid-terrace, family home spanning 1,754 sq. ft. with a large 20 ft. garden on Hazlebury Road

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

You enter the house on the raised ground floor into a double reception room with a large bay window allowing in lots of natural light. There are beautiful original features in the form of the cornicing and original fireplaces.

Stairs from the reception room lead down to the lower ground floor where the well-appointed kitchen sits benefitting from an open-plan breakfast/dining room, offering a fantastic entertaining area. Here there is access towards the rear of the room to the large garden. There is also plenty of additional storage. To complete this floor there is a multi-purpose family room with bi-folding doors leading to the garden, creating a seamless indoor, outdoor living experience. A guest cloakroom is located centrally on the lower ground floor.

The first floor is home to three large double bedrooms. The bedroom at the front of the property has a ceiling height of 2.67m, built-in wardrobes and access to a Juliet balcony overlooking the terraced street. The middle double bedroom has built-in wardrobes, and both the back bedroom overlook the private garden. These bedrooms are served by a family style bathroom with a shower, a double vanity and a free-standing bathtub at the rear of the property.



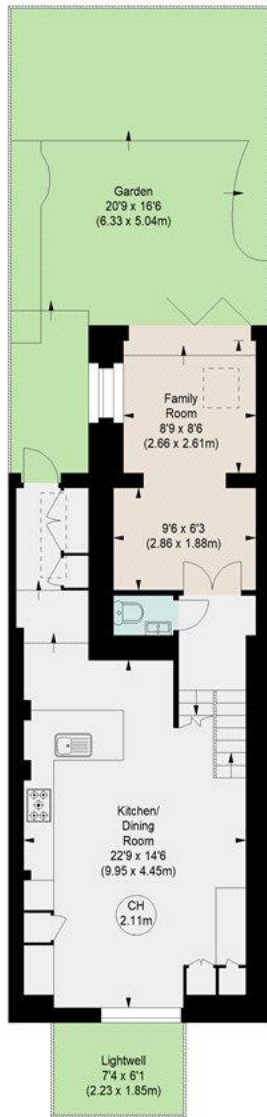


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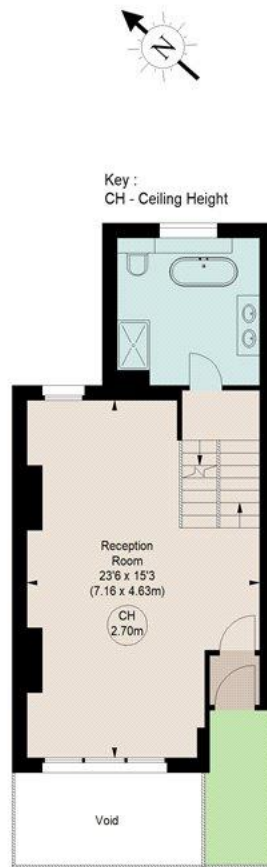
Approximate gross internal area

1754 sq ft / 162.95 sq m
(INCLUDING EAVES STORAGE)

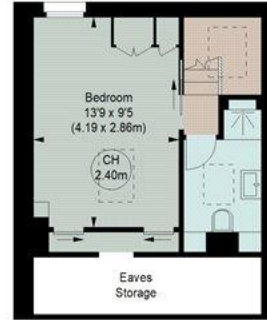
EAVES STORAGE
56 sq ft / 5.2 sq m



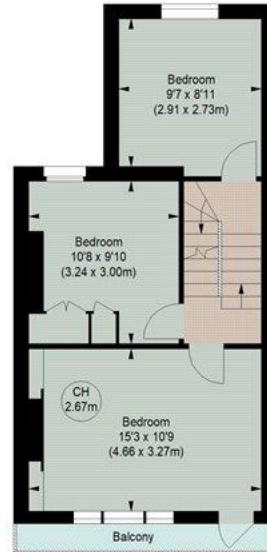
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Key :
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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