



CRABTREE LANE, SW6
£1,100,000 FREEHOLD

A fantastic opportunity to acquire this much-loved four bedroom end of terrace family home with a private garden spanning approximately 1392 sq. ft. of well-arranged living space with potential to extend, subject to the usual planning consents.

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

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DESCRIPTION:

Upon entering the house, you are greeted by a welcoming hallway that leads through to a generous double reception room, benefitting from excellent natural light from the charming bay window at the front. This elegant space, with its high ceilings, offers a wonderful setting for both entertaining and everyday family living and has direct access to the private garden.

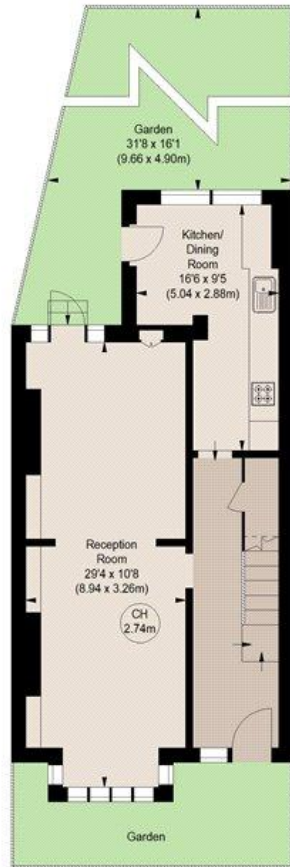
To the rear of the property lies the kitchen also with access to the private garden, providing the ideal layout for al fresco dining and indoor-outdoor living. Here you could extend into the side return subject to the usual planning consents.

Upstairs, the first floor is arranged to provide two good-sized double bedrooms and a further flexible room, which can be either a bedroom or a study. The two larger bedrooms both have built-in wardrobes and the one at the front of the property has a ceiling height of 2.66m and a square bay window offering plenty of natural light. There is also a large family style bathroom with a shower that serves this floor.

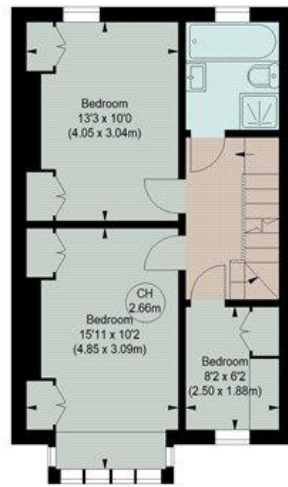
On the second floor there is a further large double bedroom with access to plenty of eave's storage.



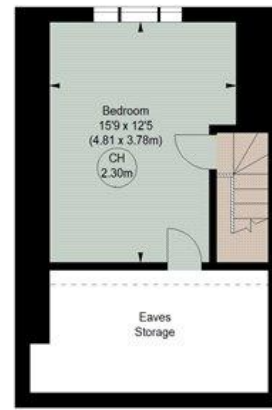




GROUND FLOOR
(52.29 m²)



FIRST FLOOR
(44.54 m²)



SECOND FLOOR
(32.53 m²)

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Approximate gross internal area
1392 sq ft / 129.32 sq m
(Including Eaves Storage)
Eaves Storage
11.52 sq m / 124 sq ft

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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

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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