



Sedgeford Road, London, W12

£1,650,000 Freehold

A very spacious, fully extended and beautifully presented five-bedroom, three-bathroom house on this highly desirable tree lined street, offering over 2200 sqft of living space.

Double Reception Room | Kitchen / Dining Room | 5 Bedrooms | 3 Bathrooms | Utility Room | Cloakroom
| Garden | 2330 Sq Ft / 216 Sq M | Council Tax Band G | EPC Rating Band C

Winkworth



LOCATION

Sedgeford Road is within easy reach of the area’s diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools, in both state and private sectors, are also close by.

DESCRIPTION

Beautifully presented throughout and offering incredible living space is this five-bedroom family home offering over 2200 sqft of living space.

The property comprises double reception room with bay window and working feature fireplaces, fully extended and spacious kitchen with plenty of space for a dining table, the kitchen also gives direct access via bi-folding doors to a lovely garden. The ground floor also benefits from a utility room and WC.

The first floor has two double bedrooms with the main bedroom benefitting from built in wardrobes and a large ensuite bathroom, there is also an additional family bathroom on this floor.

The top floor of the house has three bedrooms another family bathroom and substantial eave storage.





LOCAL AUTHORITY
Hammersmith & Fulham

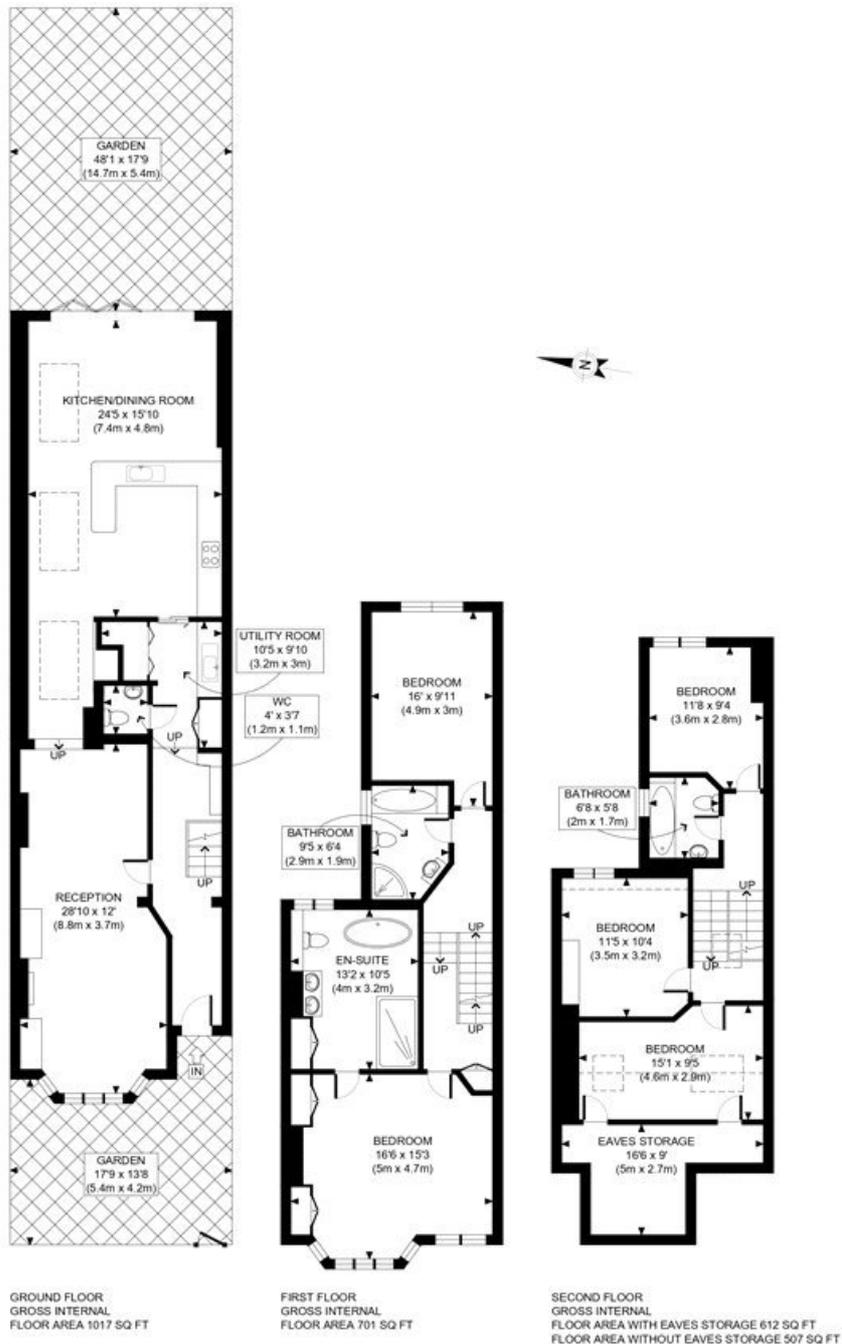
TENURE
Freehold.

PRICE: £1,650,000 Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2330 SQ FT/ 216 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2225 SQ FT/ 207 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
AN RICS AND RPA APPROVED BUSINESS

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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