

# FLETCHERS

ESTATE AGENTS

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## St. Albans Avenue, W4

£1,800,000

An attractive semi detached five bedroom family home, situated on the borders of Bedford Park, with a fantastic entertaining and living space downstairs and directly West facing garden.

The ground floor includes a separate cosy reception room with bay window and original features, whilst the back of the house has been extended and modernised to create a large ope plan kitchen/family room, with floor to ceiling doors leading outside. A ground floor utility and WC are also included.

The master suite is on the first floor, with an en-suite bathroom and bespoke carpentry. This is accompanied by two further bedrooms and a family bathroom. Upstairs, is a further double bedroom, flexible fifth room which could be a useful office and a further bathroom.





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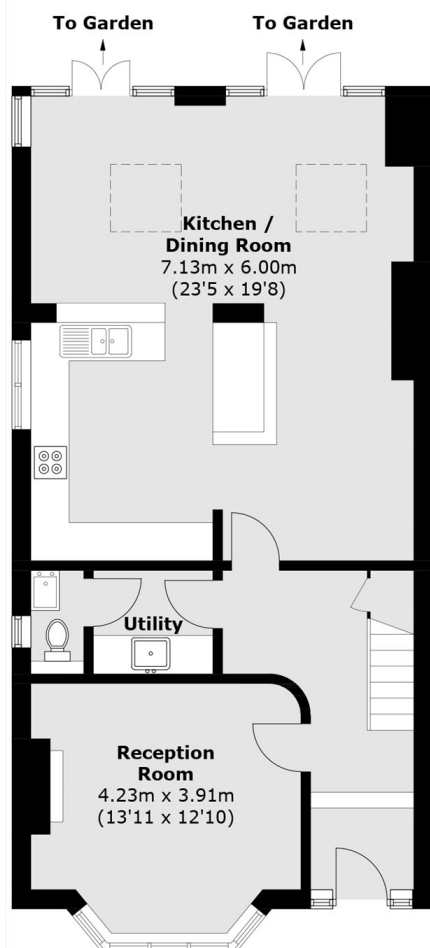
Positioned towards the Southern end of St Albans Avenue within a short walk of both Turnham Green and Chiswick High Road which both offer a fantastic selection of boutiques, restaurants and cafés. Turnham Green offers tube connections and is just 0.3 miles away, with South Acton Overground just 0.4 miles.

- Edwardian Semi Detached • Five Bedrooms • Three Bathrooms •
- Ground Floor Utility/WC • West Facing Garden • No Onward Chain •

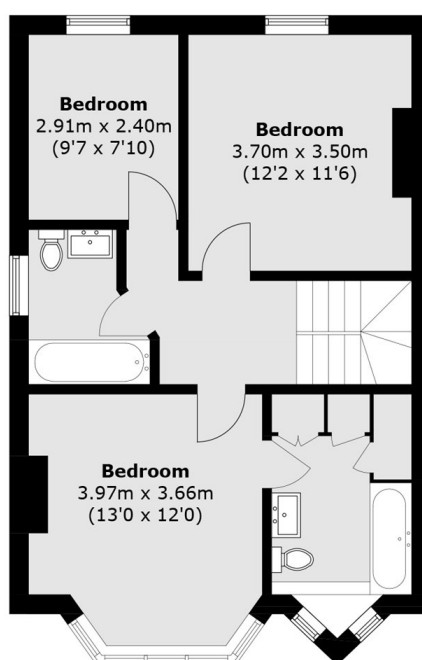


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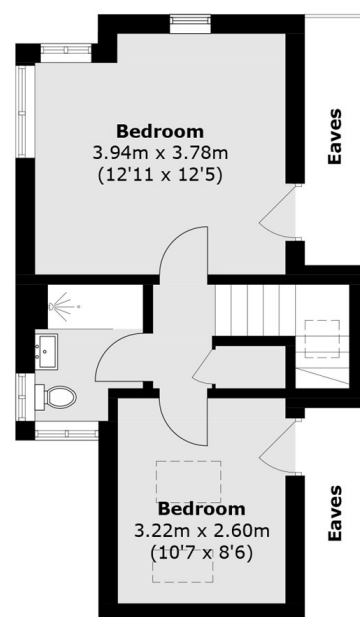
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**Ground Floor**



**First Floor**



**Second Floor**

Total area (approx.): 163.5 sq. m (1,759.9 sq. ft)  
(Excluding Eaves)

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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order