

# Homes By Sophie

BURLINGTON LANE W4 2RR

For Sale




£1,150,000 (Freehold)



## Summary:

-  Semi Detached House
-  Open Plan Kitchen
-  Big Family Room

-  Four Bedrooms
-  Lovely garden
-  Separate Annex

-  Lovely Reception Room
-  Good Condition
-  Pot. for extension (STP)

This lovely semi-detached four bedroom Edwardian family house offers great accommodation and is laid out over two floors.



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### Description:

This lovely semi-detached four bedroom Edwardian family house offers great accommodation and is laid out over two floors. It is ideally located between Chiswick House & Ground and the River Thames. This part of Grove Park is very popular because of its ease of access both in and out of London by way of the A4/M4 and A316 towards Richmond. It is also only short walk to the High Road, underground station and the British Rail station (30mins - Zone 3). Chiswick Community School and Chiswick New Pool and Gym are also close at hand.

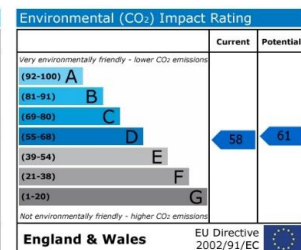
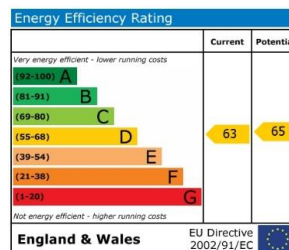
The house is in good condition throughout and offers upstairs, four bedrooms that all lead off the main landing, a super modern bathroom with bath and a separate double shower. Conveniently there is also a downstairs cloak room. Downstairs is a lovely welcoming hall, a well-proportioned formal reception room with a big bay window and fireplace. To the rear is a big modern kitchen which has been opened up to the other reception room thus giving a lovely central space for the family to congregate. This room opens out to the pretty part patio / part lawn sunny rear garden. At the end of the garden is a sturdy spacious annex which is air conditioned and well insulated; currently used as a home office.

Many of the neighbouring houses have extended into the loft to add value and space; and this should be possible with this house, subject to obtaining the necessary planning permission.

The house is only offered to the market (chain free) for a short period, so it is recommend you view without delay.



Freehold  
Council Tax Band F  
LB of Hounslow



Further photographs and details are available online: [www.homesbysophie.co.uk](http://www.homesbysophie.co.uk)  
To arrange a viewing please call 020 8797 9988 or email [sophie@homesbysophie.co.uk](mailto:sophie@homesbysophie.co.uk)



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## FLOORPLAN

Burlington Lane, W4 2RR



Approximate Gross Internal Area 1475 sq ft / 137 sq m  
Outbuilding - 161 sq ft / 15 sq m  
Total - 1636 sq ft / 152 sq m



 = Reduced headroom  
below 1.5 m / 5'0

NB - Please note this floorplan is for illustration purposes only and the measurements should not be relied upon

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