

# FLETCHERS

ESTATE AGENTS



## Claxton Grove, W6

£1,250,000

An attractive, four bedroom Victorian home which has been excellently refurbished by the current owner. On the ground floor, this lovely home benefits from a large double reception room with period features maintained and a spacious separate kitchen complete with rustically styled patterned tiles, two-toned kitchen cabinets and fitted appliances. This bright space also opens out via bi-folding doors into a beautiful south-facing courtyard garden.

On the first floor, the house has two double bedrooms, a smaller bedroom perfect for a study and a recently modernised shower room. The master bedroom is bay-fronted, allowing for plenty of natural light and benefits from its en suite open-concept bathroom. The loft has been converted well to make space for a further double bedroom with attractive, exposed brickwork and a juliet balcony. There is also a generous en suite bathroom with shaker style panelling, roll top bath and separate shower on this floor. It also has plenty of storage in the eaves of the loft which have been boarded out.

There is still further potential to extend on ground floor with space to complete a side-return extension to enlarge the kitchen space (STPP).

This property has been refurbished and extended to an excellent standard, has plenty of natural light and is in close proximity to a number of good primary and secondary schools in Brook Green, Hammersmith & Fulham.



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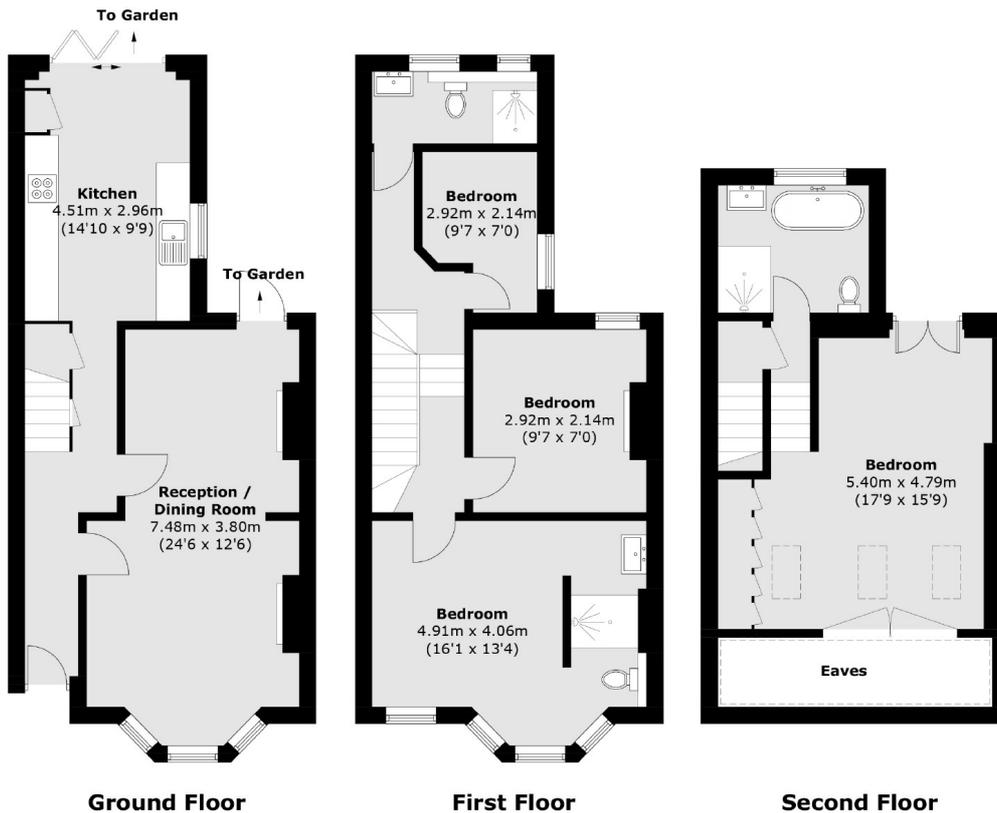
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Claxton Grove is a quiet residential street under a mile to Barons Court, West Kensington and Hammersmith Tube Stations. The Queens Tennis Club is under a mile away. The excellent shops, bars and restaurants of both Hammersmith and Munster Village are also within close proximity. The house is also close to the Thames Path, offering riverside walks.



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Total area (approx.): 130.2 sq. m (1401.4 sq. ft)

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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