



Glazbury Road W14

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5 DOUBLE BEDROOMS

DOUBLE RECEPTION / DINING ROOM

KITCHEN / BREAKFAST / FAMILY ROOM

2 BATHROOMS

2 BALCONIES

GUEST CLOAKROOM & WET ROOM

UTILITY ROOM || STUDY

WALLED GARDEN

EPC RATING: D 64

COUNCIL TAX BAND: H

A wonderful big boned 5 double bedroom Victorian house with excellent living/entertaining space over 2 floors and a generous walled garden. The impressive high ceilinged double reception on the raised ground floor is accessed via tall double doors from the entrance hall and has a stripped wood floor, marble fireplace and French doors onto a generous balcony and a second access onto steps which lead down to the garden. The lower ground floor has also been opened up to create a fantastic 33'10 kitchen/breakfast/family room which has a Poggenpohl kitchen to the rear of this floor. There are French doors to the charming initially paved patio area of the garden with steps up to the extensive area with flowerbed and mature shrubs surrounds. There is a utility room and boiler room beyond the kitchen area and a guest cloak room and wet room to the front of the property under the entrance steps. There are 5 double bedrooms and a study on the upper floors including the fabulous principal bedroom suite which occupies the entire first floor complete with dressing room and balcony spanning the width of the house. This characterful and imposing house of approximately 3314 sq ft abounds in original features and has a great feel throughout.

PRICE GUIDE £2,500,000
FREEHOLD

SUBJECT TO CONTRACT

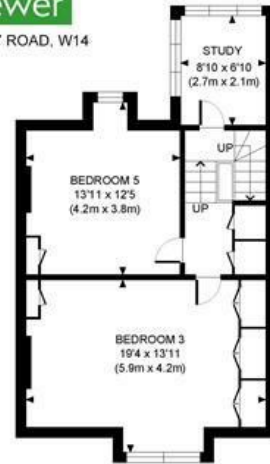












THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 546 SQ FT



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 745 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 810 SQ FT

UTILITY ROOM
8'6" x 6'5"
(2.6m x 2m)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 608 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 605 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 3314 SQ FT/ 308 SQM