



Cobbold Road W12

finlay
brewer

Cobbold Road W12

3 DOUBLE BEDROOMS

DOUBLE RECEPTION

2 BATHROOMS

PAVED & 'LONDON LAWNED' GARDEN

EPC RATING D

COUNCIL TAX BAND F

**WALKING DISTANCE TO EXCELLENT
LOCAL SCHOOLS**

CHAIN FREE SALE



A well configured 3 double bedroom 2 bathroom Victorian terraced house with very good living/entertaining space on the ground floor and a generous garden.

The ground floor is part-open to the stairs and is open from front to back – currently configured with the reception to the front which has a bay window with window seat storage and folding doors to the dining room which open into the kitchen/breakfast room to the rear. The full width kitchen/breakfast room has bi-fold doors opening onto the garden which is initially paved then 'London' lawned and enjoys an open aspect. There are 3 double bedrooms and 2 bathrooms on the upper floors including the principal bedroom which is to the front of the first floor with 2 sash windows and extensive built-in storage. This well-balanced house is flooded with light and is ideally located for the amenities of Askew Road. It is also within easy walking distance of excellent local schools and the lovely green spaces of Wendell Park and Ravenscourt Park.



**PRICE GUIDE £1,100,000
FREEHOLD**

SUBJECT TO CONTRACT







APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES : 1378 SQ FT/ 128 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES : 1313 SQ FT/ 122 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.