

# FLETCHERS

## ESTATE AGENTS



**Abdale Road, W12**

**£975,000**

An attractive, mid-terrace Victorian home in a quiet, tree-lined street in Shepherd's Bush. This well-presented family home has been recently modernised to offer exemplary family living. On the ground floor the house has a large front reception room with features maintained and exposed wooden floorboards. This lovely room opens into a spacious second reception that is currently used as a dining room which then in-turn leads through into a recently extended and modernised kitchen. The kitchen comes complete with fitted appliances and a set of bi-folding doors that open into the west-facing, courtyard garden.

The first floor has two generous bedrooms and a family bath and shower room that serves this floor. The master bedroom benefitting from having plenty of built-in storage and two sash windows allowing for lots of natural light. The loft has been converted well to provide another bedroom with windows overlooking the gardens at the rear and a second smaller bedroom that is plumbed ready to be switched easily into an en suite for this room. The house is offered to the market with no onward chain.

Abdale Road is exceptionally located for the array of shops, restaurants and amenities of Westfield and those surrounding the development at the BBC Television Centre. Shepherd's Bush market underground station (Circle, and Hammersmith & City lines) is 0.3 miles away and Shepherd's Bush underground station (Central, and Overground lines) is 0.7 miles away. It is also well located for brilliant local schools including St. Stephen's Primary.

• Victorian • West-Facing Garden • Recently Modernised • No Onward Chain • Easily Convertible 2nd Bathroom • Three/Four Bedrooms •

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Total area (approx.): 118.2 sq. m (1,272.2 sq. ft)

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