

**FINLAY
BREWER**



CAITHNESS ROAD W14







**5 BEDROOMS * DOUBLE RECEPTION
KITCHEN/BREAKFAST/FAMILY FLOOR * UTILITY/KITCHENETTE
3 BATHROOMS (2 EN SUITE) * 2 GUEST CLOAKROOMS * DRESSING AREA
UNDER EAVES STORAGE * 37' WESTERLY FACING GARDEN * EPC RATING E 40**

A fabulous 5 bedroom 3 bathroom family house with 2 full floors of living space and a good size garden. The raised ground floor comprises a formal double reception with bay window to the front and triple sash feature window to the rear. There is a marble fireplace and built in cupboards. Stairs lead down to the garden level with a double height feature glass panel. There is a contemporary kitchen with an island unit and a breakfast/dining area to the front and a family sitting area to the rear with glass concertina doors leading on to the garden which has an irrigation system and lighting. There is also a guest cloakroom to the front of the property under the stairs, and a second access to the house. The master bedroom occupies the first floor with a dressing area and en suite bathroom. There is also a second guest cloakroom off the hallway. The second floor has 3 bedrooms and a family bathroom whilst the top floor comprises a further double bedroom, en suite bathroom and separate utility/kitchenette. The house has a wonderful feel and should be viewed immediately!

GUIDE £2.695M

FREEHOLD

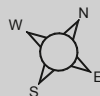
SUBJECT TO CONTRACT



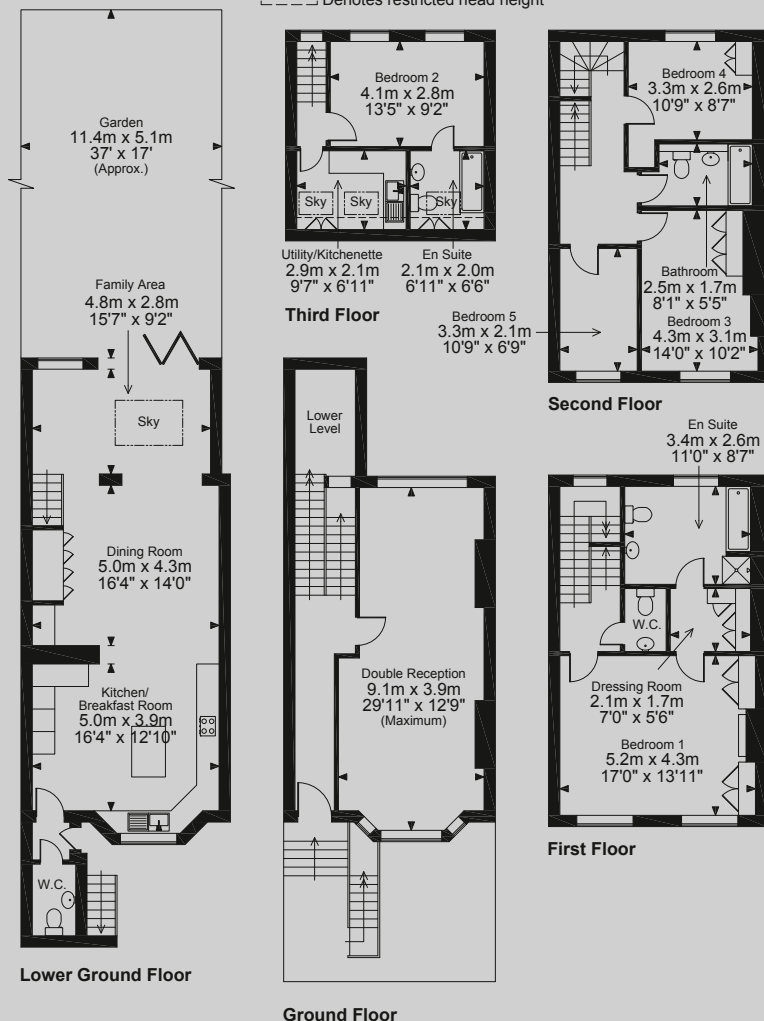
Misrepresentation: We make every effort to ensure that these particulars and other information given are as accurate as possible, but they are neither legal representation or warranties nor do they form an offer or contract of sale.



Approximate Gross Internal Area
Main House = 2376 Sq Ft/221 Sq M
Restricted Head Height = 17 Sq Ft/2 Sq M
Total = 2393 Sq Ft/223 Sq M



□ □ □ Denotes restricted head height



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

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