

**FINLAY
BREWER**



MELROSE GARDENS W6







**6 BEDROOMS * RECEPTION * FULL WIDTH KITCHEN/BREAKFAST ROOM
DINING ROOM * EN SUITE BATHROOM & SHOWER ROOM * GUEST CLOAKROOM
UTILITY/CELLAR * UNDER EAVES STORAGE * 39'4 x 22'5 SOUTHERLY GARDEN + SIDE ACCESS * EPC RATING TBC**

A fabulous semi detached 6 bedroom family house with side access to a good size southerly aspect garden. The ground floor comprises a reception to the front, dining area, which in turn leads through to the full width contemporary kitchen/breakfast room. This is a stunning high ceiling room with full height glass corner panelling and sliding glass doors across the back. The southerly garden is initially decked with lawn beyond, plus side access to the front of the house. There is also a guest cloakroom and coats cupboard on this floor, and utilities in the cellar with additional storage space. The first floor has a bedroom on the half landing whilst the master suite of bedroom, dressing area and en suite bathroom occupies the main first floor. The second floor comprises 3 bedrooms and a shower room, whilst the top floor is a fabulous big studio/bedroom 6.

This house oozes style and has a gorgeous scandi feel being light and airy throughout. It has the most wonderful feel and should be seen as soon as possible.

GUIDE £2.75M

FREEHOLD

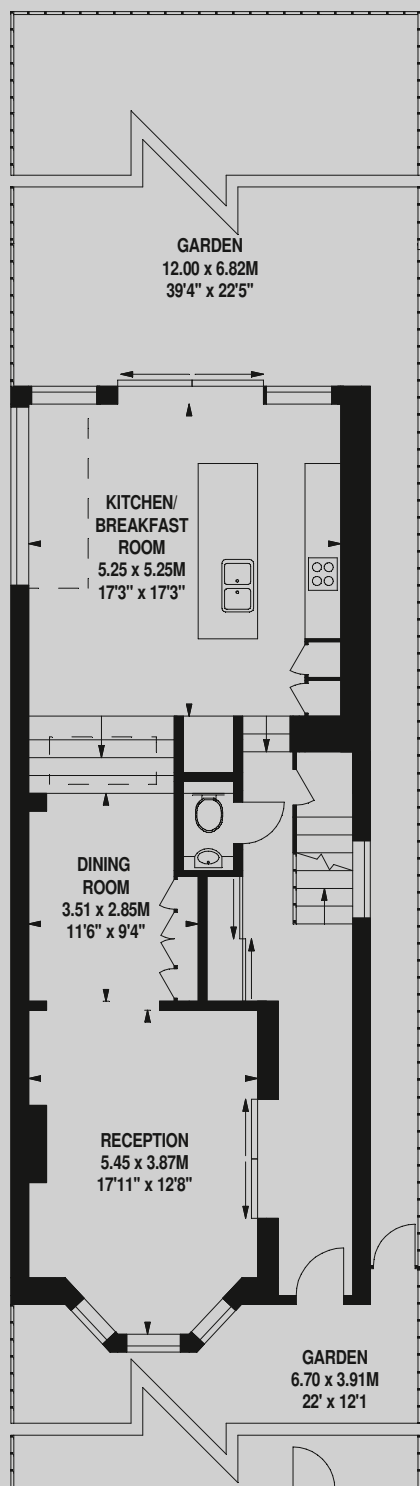
SUBJECT TO CONTRACT



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.

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**Approximate Gross Internal Area 2,605 Sq Ft/242 Sq M
Including Eaves Storage of 32 Sq Ft/3 Sq M**

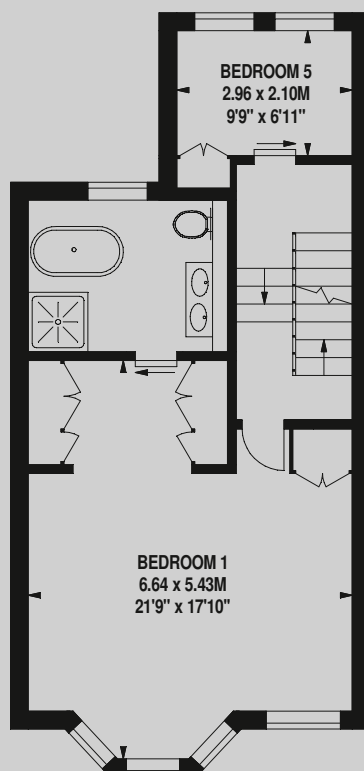


Ground Floor

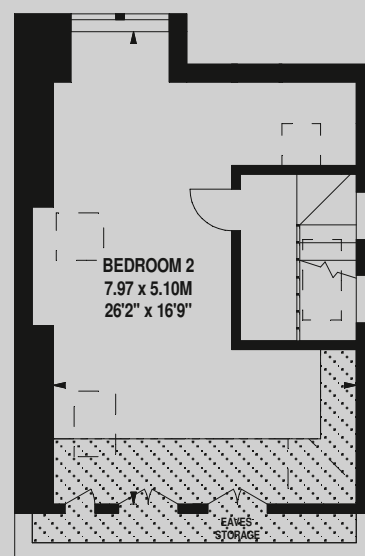
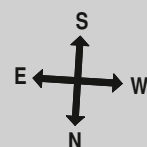
 Under 1.5m head height

**UTILITY/
CELLAR**
8.65 x 1.75M
28'5" x 5'9"

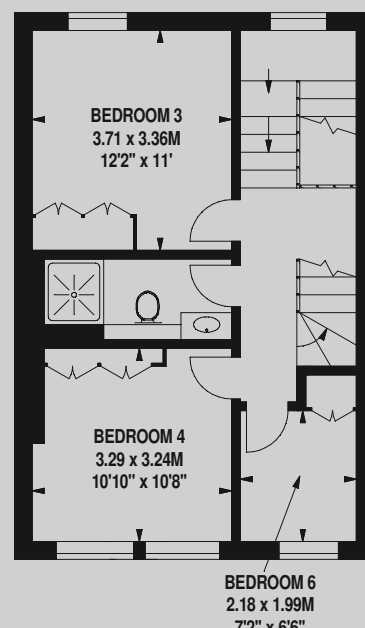
Cellar



First Floor



Third Floor



Second Floor

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

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