



Vespan Road W12

FINLAY
BREWER

Vespan Road W12

**4 Bedrooms * 2 Reception Rooms
Open Plan Kitchen/Breakfast Room
Dining Room/Reception 2 * 2 Bathrooms
Southerly Garden * Cellar Storage
No Onward Chain * EPC Rating D 57**

A well presented and extended 4 bedroom 2 bathroom Victorian terraced house retaining period features and with southerly garden.

The reception with bay window, wood flooring and feature fireplace is to the front with the dining room / 2nd reception behind which is open to the full width bright extended kitchen with stone floor, integrated appliances and French doors to the southerly garden. There is also a guest cloakroom on this floor. The first floor half landing has the family bathroom and bedroom to the rear with 2 further double bedrooms to the front and a generous contemporary shower room and large double bedroom above.

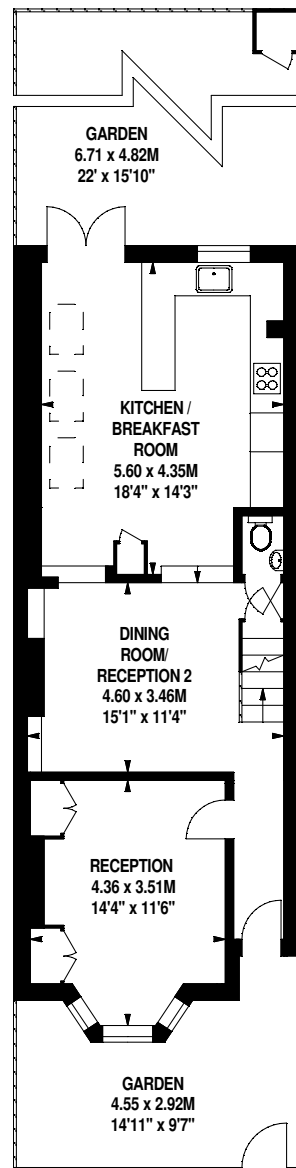
With no onward chain and being well located for good local schools this property is a MUST SEE!

**GUIDE: £1.2M
FREEHOLD**

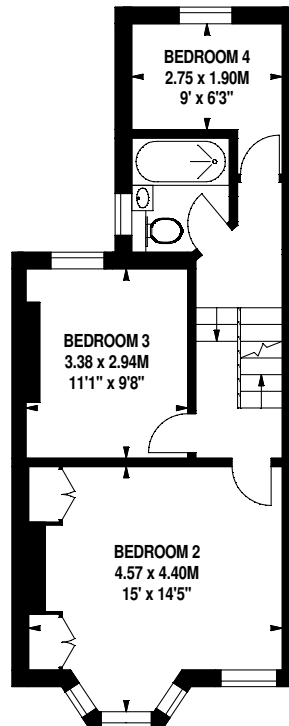
SUBJECT TO CONTRACT



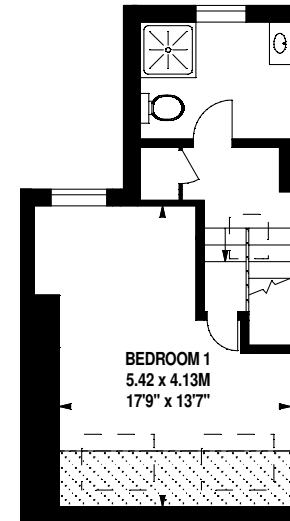




Ground Floor

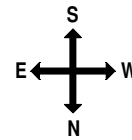


First Floor



Second Floor

Under 1.5m head height



CELLAR
7.92 x 1.54M
26' x 5'1"

Lower Ground Floor

Approximate Gross Internal Area 1,604 Sq Ft/149 Sq M
Including Restricted Head Height of 43 Sq Ft/4 Sq M

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