



Percy Road W12

FINLAY
BREWER

Percy Road W12

**5 Bedrooms * 31'1 Reception
41'10 Kitchen/Breakfast/Family Room
3 Bathrooms (2 En Suite)
Guest Cloakroom * Utility Room
Boot Room * Walled Garden
Decked & Railed Terrace * EPC Rating D 67**

A wonderful 5 bedroom 3 bathroom family house with 2 full floors of living/entertaining space and a lovely secluded walled garden.

The raised ground floor entrance opens into a fabulous full width reception with Chesney fireplace, bay window to the front and French doors to the rear leading on to the generous terrace overlooking the garden. Stairs lead down to the kitchen/breakfast/family room with underfloor heating which is open front to back with a second access to the front of the house. The kitchen is custom built and has a large island with breakfast bar and ample built-in cupboards including a full height larder unit. To the far end is the breakfast/dining area with French doors opening to the paved garden which is also laid with 'Easigrass'. To the front of the house there is the family area with another fireplace and bay window; guest cloakroom and separate utility room. The first floor has a master suite of bedroom and bathroom with a further guest suite of bedroom and shower room. The top floor has an additional 3 bedrooms and a family bathroom.

This houses oozes style and has the most fantastic feel. It is unusual to find such an elegant, wide and high-ceilinged reception AND a 41' kitchen/breakfast/family floor - both have the 'wow' factor! A MUST SEE!

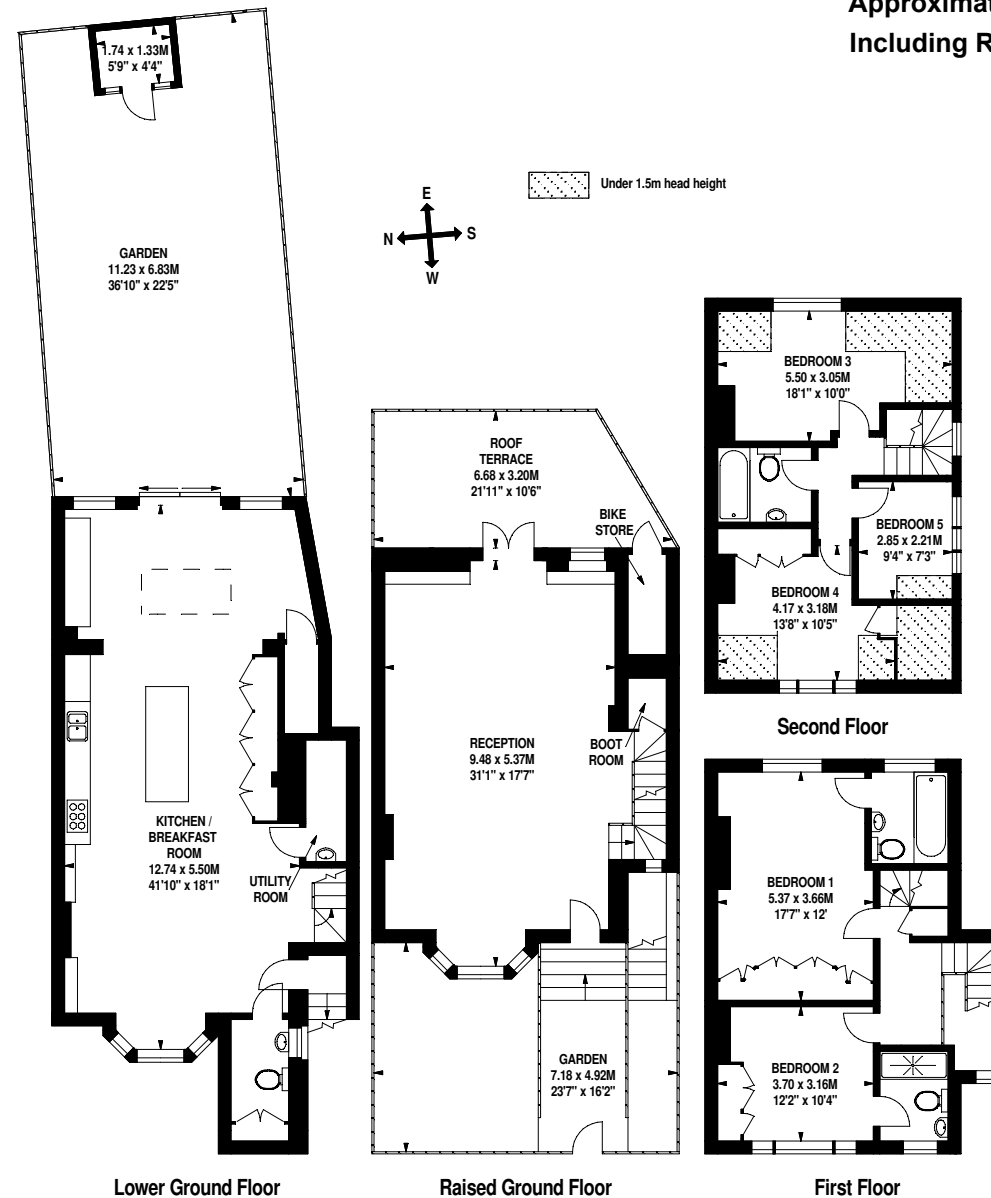
**GUIDE: £2.1M
FREEHOLD**

SUBJECT TO CONTRACT





Approximate Gross Internal Area 2,433 Sq Ft/226 Sq M
Including Restricted Head Height of 108 Sq Ft/10 Sq M



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