



First Avenue W3

**FINLAY
BREWER**

First Avenue W3

**5 Double Bedrooms
2 Reception Rooms
Kitchen/Breakfast Room
2 Bathrooms (1 En Suite)
Shower Room * Study
Utility Room * Cloakroom
Garage * Paved Garden
Extensive Eaves Storage
EPC Rating E 53**

A wonderful big-boned 5 double bedroom Victorian house with a paved westerly garden and garage which could be converted to a summer house/ garden office subject to the usual permissions.

The elegant formal reception is to the front with a second reception behind which is currently used as a study, The kitchen/ breakfast room is to the rear with French doors onto the paved garden with the garage at the end of the garden. There is also a guest cloakroom and utility room off the kitchen and access to an inner courtyard. The upper floors have 5 generous double bedrooms, 2 bathrooms (1 en suite), a shower room and a further study/storage room. This lovely family home of approximately 2,200 sq ft provides excellent living/entertaining space and extensive storage and is a truly great opportunity to secure a large family home with scope to reconfigure or leave as is - a MUST SEE!

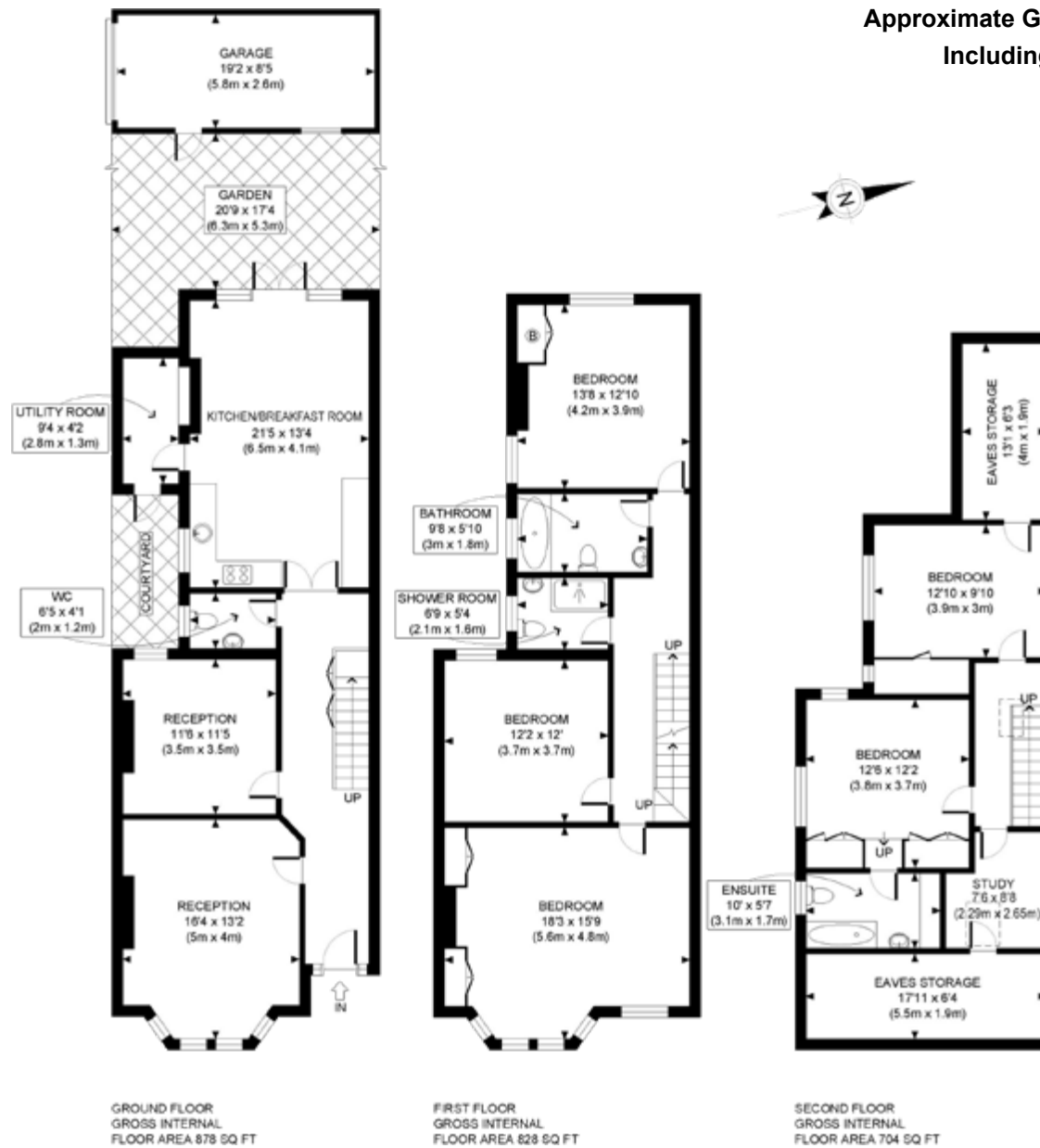
**GUIDE: £1.075M
FREEHOLD**

SUBJECT TO CONTRACT





Approximate Gross Internal Area 2,571 Sq Ft/239 Sq M
Including Outhouse of 367 Sq Ft/34 Sq M



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