



Reckitt Road, London

W4

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A pretty, south-facing Glebe Estate house. EPC: D

**Hamptons International**  
48 Turnham Green Terrace, London, W4 1QP  
Sales. 020 8987 8444  
chiswick@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Period Freehold House | Two Reception Rooms | Kitchen | Two Double Bedrooms | Upstairs Bathroom |  
South-Facing Garden | Solar Panels on the Roof | Potential to Extend and Add Value

## Asking Price £1,125,000 Freehold

### Description

On the ground floor is a front reception with a real-flame fire and cleverly integrated shelving, behind which is a recently-fitted Andrew Mackintosh kitchen, open to the rear and leading to a delightfully open and bright rear reception room, with concertina doors along the entire side and rear walls.

The first floor comprises a bathroom to the rear, a boiler cupboard off the hall and two double bedrooms, the first of which stretches all across the front and has comprehensive built-in wardrobes. There is also a large loft hatch on the landing opening to a boarded loft with a roof window.

Outside, the rear garden is landscaped and has a pretty water feature and a shed to the rear. There are also solar panels on the roof.

### Location

Reckitt Road is in the catchment area for some of Chiswick's best state and private primary schools. The fashionable Devonshire Road, Chiswick High Street and Turnham Green Terrace are all within 500m by foot. Chiswick House and Grounds is within 0.6 miles while the River Thames is 0.5 miles away. Turnham Green Station (District and Piccadilly lines) is 0.5 miles away and Chiswick Mainline Station (SW trains to Waterloo) is 1 mile and the A4/M4 for access into and out of London is a short drive.

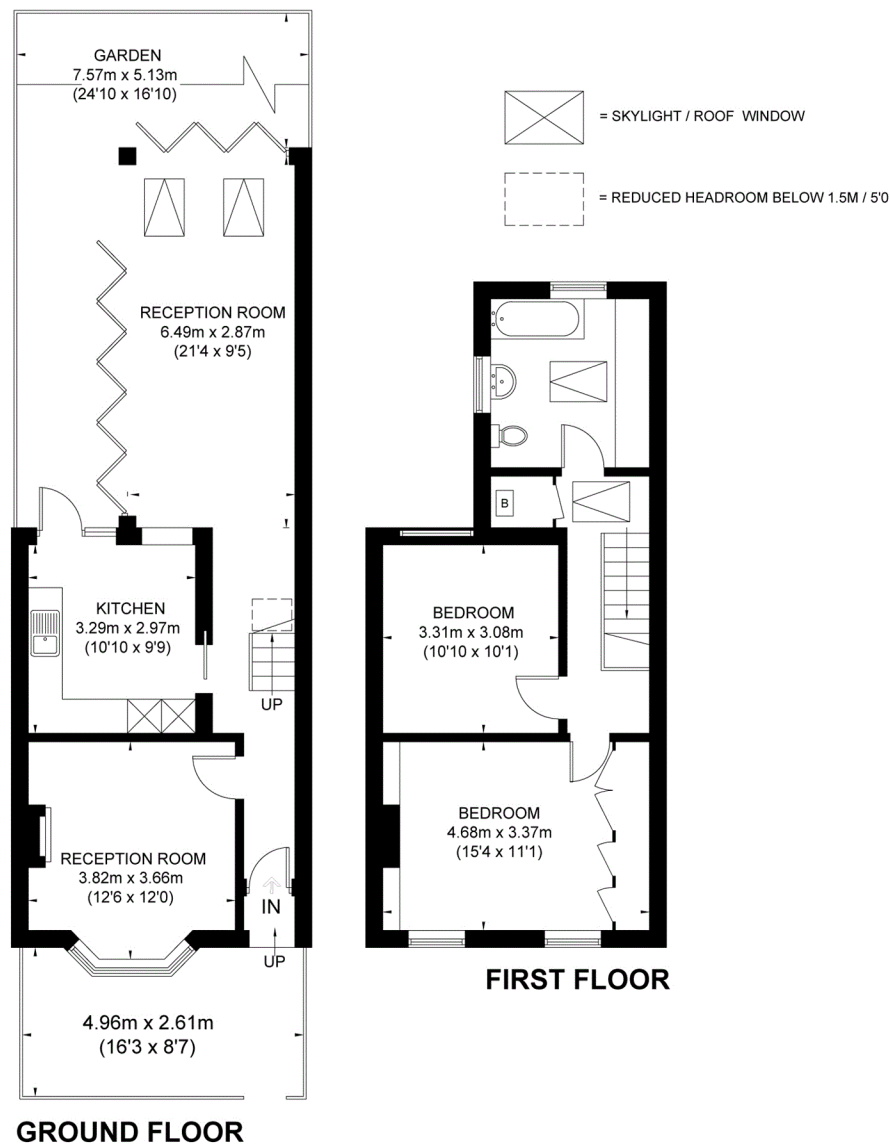


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

# RECKITT ROAD



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 534 SQ. FT. (50.5 SQ. M.)  
 FIRST FLOOR = 470 SQ. FT. (43.7 SQ. M.)  
 TOTAL = 1014 SQ. FT. (94.2 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 173916)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



