



SCAN ME



**Detached House**

**Beds 5, Baths 3, Lounges 3**



**The Grove, Isleworth, TW7**

**£1,350,000 Freehold**



## Property Description

### PROPERTY DESCRIPTION

A rare to market five bedroom detached double fronted residence with multiple off street parking, garage and gated entry set on a premier road in the heart of Isleworth and offered to market with no onward chain.

### GROUND FLOOR

Having been subject to a superbly executed extension and remodel the property presents as a beautiful family home for a discerning individual. The accommodation begins with front door via storm porch into a south facing entrance lobby with access to WC, garage, study and two receptions. The main part of the ground floor is very well thought out with intercommunicating receptions. The living room has a wall of glass effect that floods light in from the hallway, there is also a fitted tv wall with extensive cupboards, cabling for a 5.1 cinema system and timber flooring. You are then lead into a kitchen/breakfast room that has units along three walls including a mini island as well as granite worktops, integrated appliances and a doorway to a concealed laundry room. From here there is a dining room that connects to a 20ft (6m) long cinema room with concealed cabling for soundbar (both rooms have timber flooring).



### FIRST FLOOR

A turning staircase from the hallway takes you to the upper floors via a mezzanine level which leads to a large triple aspect bedroom with custom wardrobes. You then move on to a south facing







landing with under eaves storage, recessed bay and loft storage access. The rest of the bedrooms are all nicely sized with effectively three 20ft (6m) long bedroom suites with custom wardrobes and ensuite bathrooms (one of these is a Jack & Jill main bathroom), there is then a fifth bedroom with custom wardrobes.

### **OUTSIDE AREAS**

To the outside there is a long north west facing garden measuring some 95ft (29m) long with two large patio areas to front and rear as well a large lawned area and access to the front via a side alleyway. To the front is a driveway that has multiple car parking approx 45ft long (14m) with gated entry, electric car charging point and access to an integral garage (currently used as a gym).

### **TRANSPORT LINKS & NEARBY**

Set on one of the area's most sought after roads you are within walking distance of Isleworth National Rail and Osterley Tube, the coffee houses and shops at Isleworth Village whilst a host of local schools are nearby.

### **ADDITIONAL INFORMATION**

Measuring approx. 2495 sqft/232 sqm (including garden storage building). EPC rating - C. Council tax - Band G (London Borough of Hounslow) £3136 per annum.



**Woodlands Estates,**  
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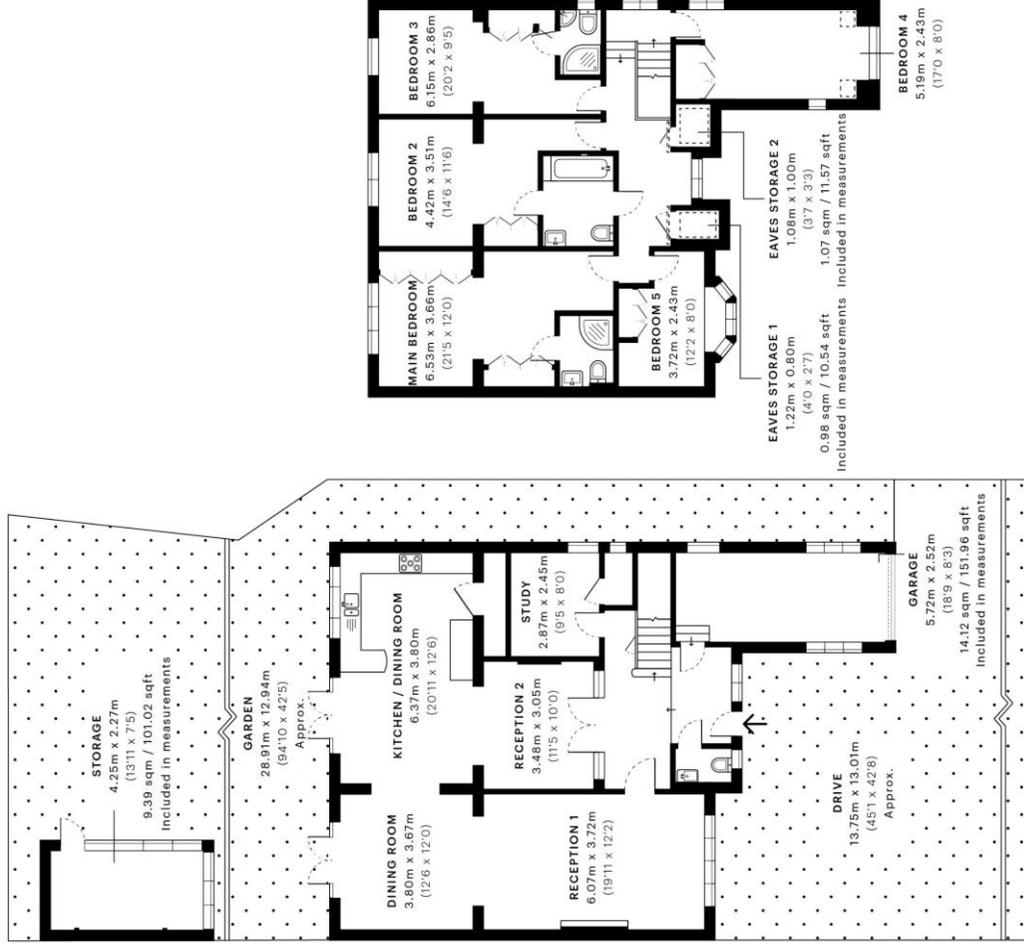
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**The Grove, TW7**

CAPTURE DATE 19/01/2022 LASER SCAN POINTS 9,999,390

GROSS INTERNAL AREA

**231.77 sqm / 2494.75 sqft**



— Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)  
This footprint of the property  
**231.77 sqm / 2494.75 sqft**



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
**188.03 sqm / 2023.94 sqft**



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.00 sqm / 0.00 sqft**



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**2.73 sqm / 29.39 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 232.25 sqm / 2499.92 sqft  
IPMS 3C RESIDENTIAL 216.03 sqm / 2325.33 sqft

SPEC ID: 61df1877dbd4790cdd6e825c

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