



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

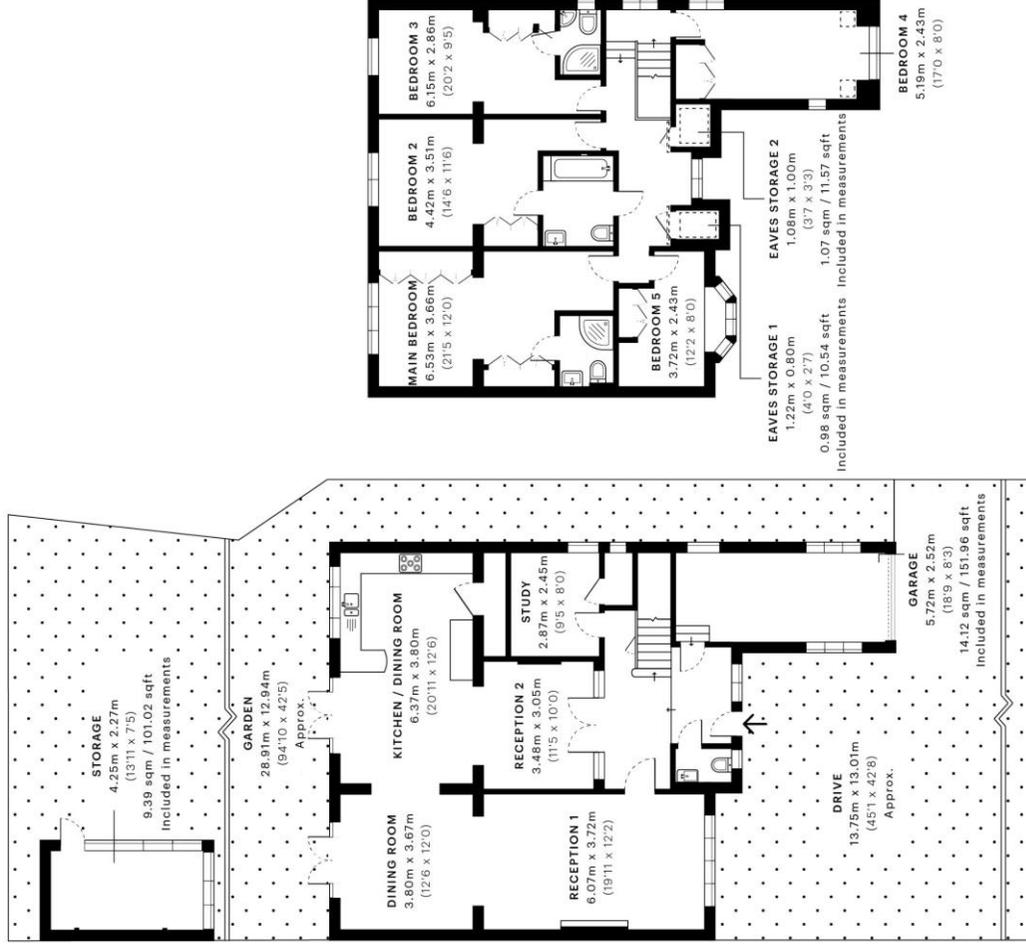
Measuring approx. 2495 sqft/232 sqm (including garden storage building). EPC rating - C. Council tax - Band G (London Borough of Hounslow) £3136 per annum.



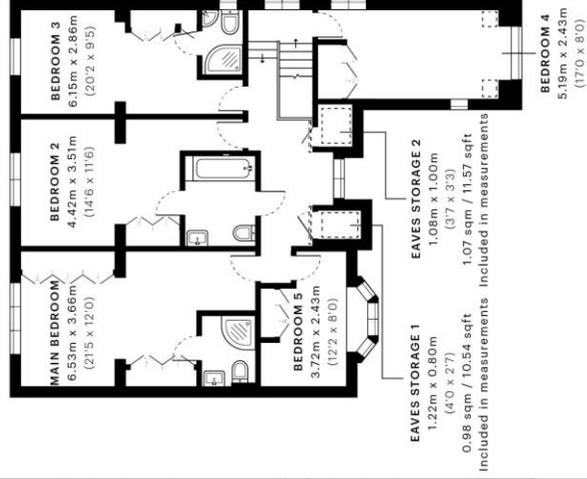
The Grove, TW7

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



IPMS 3B RESIDENTIAL 232.25 sqm / 2499.92 sqft
IPMS 3C RESIDENTIAL 216.03 sqm / 2325.33 sqft
SPEC ID: 61df1877dbd4790cdd6e825c

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.



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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.

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