



Aldbourne Road, Shepherds Bush W12 - £1,550,000



Northfields



## Aldbourn Road

Shepherds Bush, W12

An impressive and beautifully presented semi-detached Edwardian period home situated on a lovely residential tree-lined road in a highly sought after part of Shepherds Bush.

Offering over 2,000 sq ft of living space, four bedrooms, a loft room and a summer house in the garden. The ground floor is made up of two spacious reception rooms, the front room features large bay windows, a fireplace and high ceilings, which are also found throughout the property.

The cosy rear reception room also features a fireplace and leads out to a patio that leads out on to the private garden.

The separate kitchen has a lovely rustic feel and opens out on to a conservatory that leads onto a fabulous private garden with a fantastic summer house at the bottom of the garden, currently arranged as a home office but previously used as a recording studio as it is soundproofed.







On the first floor you have four generously proportioned bedrooms, a family bathroom and access to a boarded and functional loft rooms with plenty of eaves storage.

#### **LOCATION**

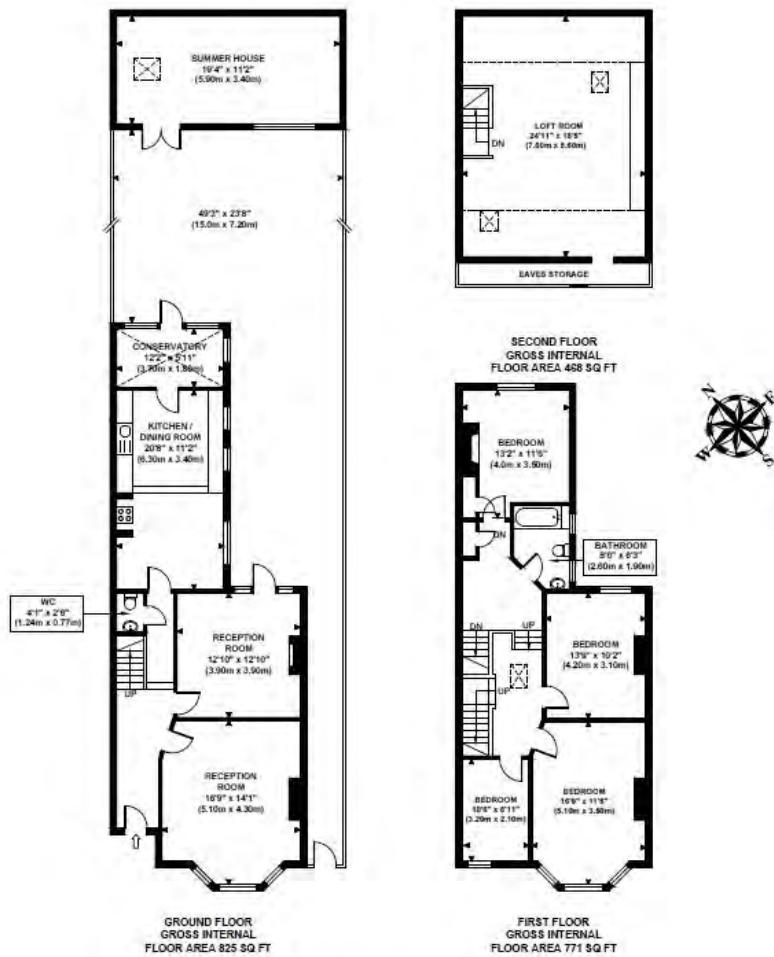
Aldbourne Road is brilliantly located for the cafes, pubs and delis on Askew Road and Uxbridge Road, with Westfield Shopping Centre moments away.

There are buses which frequently run from Uxbridge Road which take you in and out of Central London. When it comes to underground station access, the Circle and Hammersmith and City lines can be found at Shepherds Bush Market station and the Central line and over-ground lines can be found at Shepherds Bush station.

There is also a fantastic selection of local schools and parks on your doorstep.

## ALDBOURNE ROAD

Approximate Gross Internal Area  
2063 sq ft / 191.70 sq m  
(Excluding Summer House)



### TENURE

Freehold

### SERVICES

Mains electricity and water connected.  
Gas central heating.

### LOCAL AUTHORITY

London Borough of Hammersmith & Fulham  
[www.lbhf.gov.uk](http://www.lbhf.gov.uk)

### VIEWING

Strictly by appointment only.

### EPC

E Grade

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