

**RUSSELL SIMPSON**

# Attractive five-bedroom family home with garden and light-filled living areas to rent

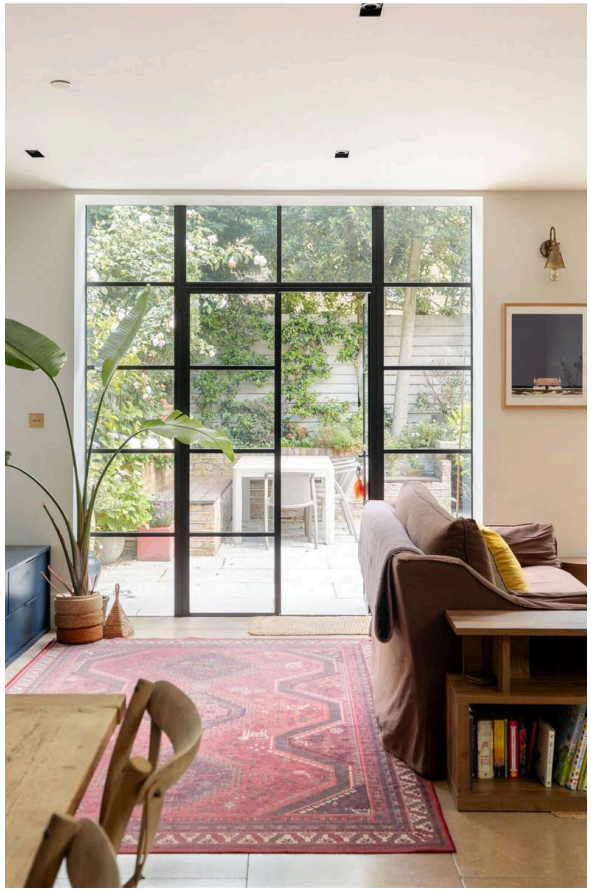
MACFARLANE ROAD
SHEPHERDS BUSH W12

# Macfarlane Road

Let

| | | | |
|---|---|---|---|
| BEDROOMS<br>5 | INTERNAL<br>2,930 SQ FT<br>272 SQM | OUTDOOR<br>689 SQ FT | FURNISHED STATUS<br>Part Furnished / Unfurnished |
| BATHROOMS<br>3 | | EPC<br>D | COUNCIL TAX<br>Hammersmith & Fulham, H |





# The Property

Beautifully designed and decorated house moments away from Shepherd's Bush Green



# The Reception Room

Stepping into the house on the ground floor, the entrance leads through to a central staircase hall. On one side is a reception room with a bay window and wooden floors.



# Open-Plan Living

On the other side is an open-plan living space that includes a kitchen with a central island breakfast bar and a wine fridge, a dining area and a family television area.

Double French doors lead out into the garden while a large window and Crittal glass walls bring in added light. In addition, this level features a guest WC and a convenient second door giving side access to the house. The house also includes a basement with plenty of space for storage.



# The Bedrooms

The first floor features a principal bedroom with a dressing room and an ensuite bathroom. There is also a second bedroom with a utility room next door.

The second floor offers two more bedrooms, sharing a bathroom on the half-landing. The third floor offers a final bedroom with an ensuite bathroom and a Juliet balcony overlooking the garden.





# Outdoor Spaces

The house features a rear garden with planted borders, a paved area for outdoor dining and a working pizza oven. The property is also set back from the street with a front garden giving added privacy.



# The Neighbourhood

Macfarlane Road is an attractive tree-lined street featuring a mix of terrace houses and cottage-like properties. From here, Shepherd's Bush market, while Shepherd's Bush station is also nearby. In addition, the Westfield shopping centre is a short walk away.


Macfarlane Road, W12
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Approximate Internal Area
1,930 sq ft/ 272 sq m
Including limited use area and loft
631 sq ft/ 60 sq m
Outside Area
690 sq ft/ 64sq 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.
Garden
21' 5"x20' 9"
(6.5x6.3)
Reduced head height below 1.5m
Reception Room
28'x19' 8"
(8.5x6.0)
2.64m
Kitchen
UP
IN
Reception Room
14' 6"x13'
(4.4x4.0)
2.90m
17' 1"x5' 7"
(5.2x1.7)
Ground Floor
1.60m
Basement
am
mid am
noon
mid pm
pm
Bedroom
11' 2"x10' 3"
(3.4x3.1)
2.60m
Utility Room
DOWN
Principal Bedroom
17'x13' 5"
(5.2x4.1)
2.73m
First Floor
Balcony
Bedroom
14' 10"x 11' 3"
(4.5x3.4)
2.22m
Loft
Third Floor
2.48m
Bedroom
12' 1"x11' 4"
(3.7x3.5)
Bedroom
17' 6"x12' 6"
(5.3x3.8)
2.36m
Second Floor

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