



Offering exceptional value, this stunning four bed freehold, family home has come to the market in the heart of the Sands End area in Fulham. This property is in perfect condition and would be ready for a family to move in right away.

Entering in to the first of two reception areas, this space features large sash windows which fill the room with carpet throughout and a feature fireplace. There is an area to the rear which is currently being used as an office. Through to the rear you will find the fourth bedroom. Down the stairs to the lower ground floor is the modern kitchen with island leading through to the dining room leading out to the 41 ft south west facing garden laid with a stone patio and then a grass garden.

The first floor is home to two further bedrooms, both with large windows and built in storage. There is a spacious full bathroom with free standing bath and large shower. Up the stairs, to the top floor, is the final double bedroom which has large windows allowing plenty of natural light, built in cupboards and shelving as well as an en suite bathroom. The communal bathroom has a stylish double sink and a bath tub.

The property is only a short walk to Imperial Wharf station which provides regular London Overground and South Western Rail services in and out of London and is also close to both Parsons Green and Fulham Broadway tube stations. Cranbury Road benefits from the shops, bars and restaurants of Wandsworth Bridge Road and also the nearby green spaces of South Park.



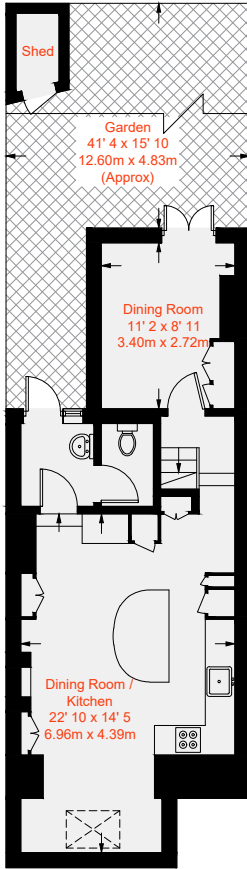







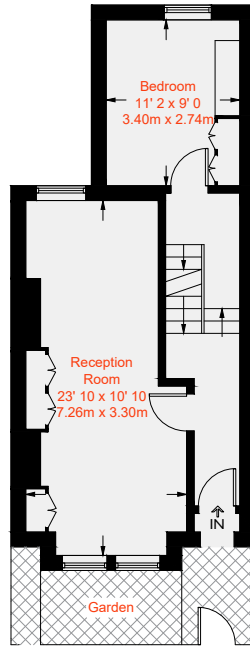


Approximate Gross Internal Area = 1566 sq ft / 145.5 sq m  
 (Excluding Reduced Headroom / Eaves / Shed)  
 Reduced Headroom / Eaves = 88 sq ft / 8.2 sq m  
 Total = 1654 sq ft / 153.7 sq m

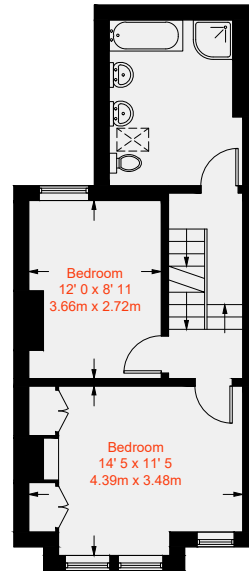


Lower Ground Floor  
 497 sq ft / 46.2 sq m

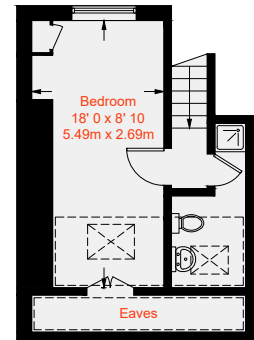
 = Reduced headroom below 1.5m / 5'0"



Ground Floor  
 437 sq ft / 40.6 sq m

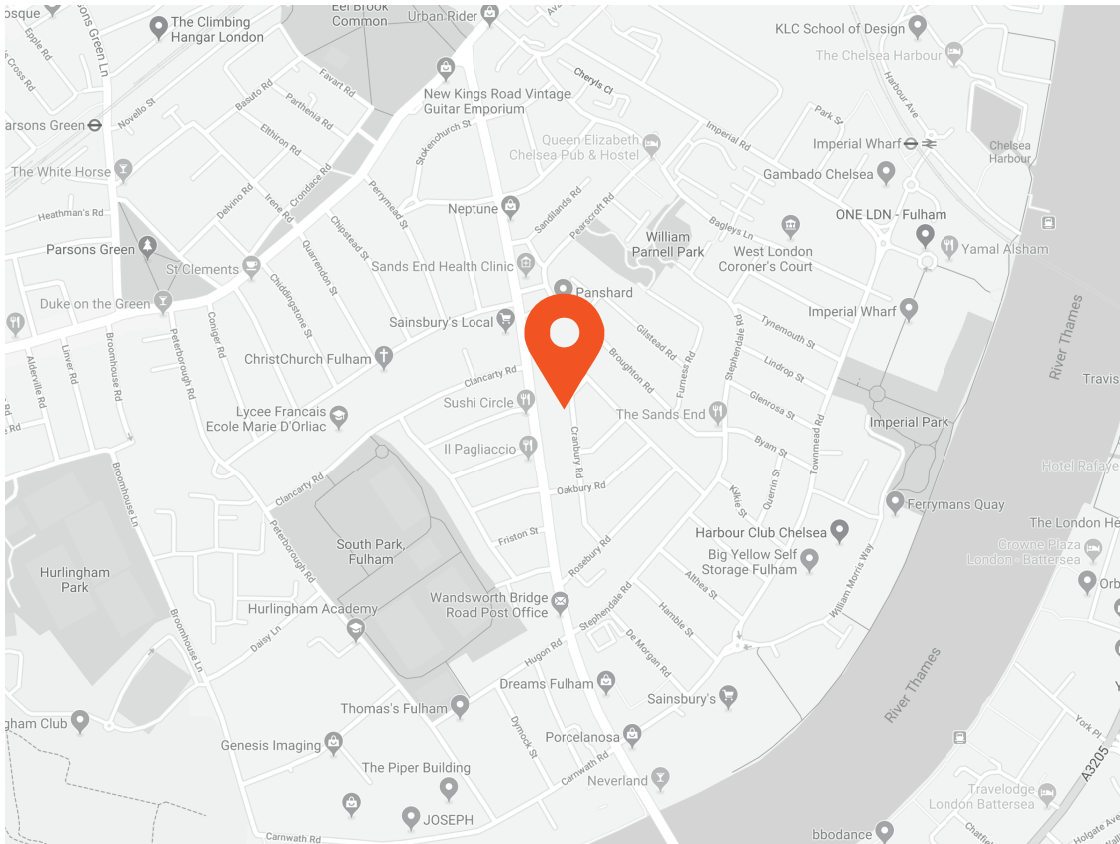


First Floor  
 443 sq ft / 41.2 sq m



Second Floor  
 277 sq ft / 25.7 sq m  
 (Including Reduced Headroom / Eaves)





### Transport Links

- Imperial Wharf (0.7 miles)
- Parsons Green (0.8 miles)
- Fulham Broadway (0.8 miles)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		45
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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