

3 Bed Terraced In Drayton Avenue , West Ealing, W13 0LF

£975,000





## SHORT DESCRIPTION

Property Ref: 16591 A stunning and well-presented three-bedroom period family home located just a 5 minute walk from West Ealing Station (Elizabeth Line). Featuring a spacious open-plan kitchen&dining area, separate front reception and modern air conditioning throughout. This wonderful three-bedroom period home is perfectly suited for modern family living. The ground floor offers a spacious reception room, ideal for relaxing or entertaining, along with a convenient separate guest WC. To the rear, you will find a charming kitchen&dining room that connects seamlessly to a second reception area, boasting bright views over the private rear garden. This versatile space is enhanced by air conditioning, ensuring comfort year round. First Floor: Features a generous 15ft full-width front-facing double bedroom with a beautiful bay window and air conditioning. A well-sized 9ft rear bedroom and a stylish family bathroom. Second Floor: Highlights an impressive 17ft double bedroom with ample natural light. Outdoor Space: Includes a spacious front garden and a private rear garden perfect for outdoor entertaining. Property Type: Terraced Full selling price: £975000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating:C Measurement: 1335 sq.ft. Outside Space: Front Garden, Rear Garden Heating Type: Air Conditioning, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

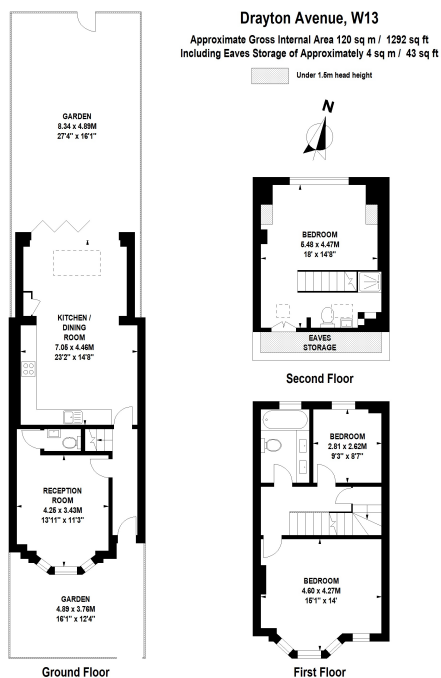


Illustration for identification purposes only. Not to scale.  
 Orientation, measurements, and other details are approximate and for guidance only.  
 purchasers should verify details independently.  
 Where a room has a sloping ceiling the dotted line marks 1.50m height,  
 and all measurements shown are at floor level.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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