



SINTON  
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£1,600,000 Freehold

THE AVENUE, EALING, W13 8JS





**A HANDSOME FOUR-BEDROOM SEMI-DETACHED VICTORIAN RESIDENCE IN THIS PRIME LOCATION.**

Ideally situated in the very heart of Ealing's fashionable St Stephen's area. Well placed for many favoured schools and under one mile from Haven Green with Ealing Broadway Town Centre and Station enjoying all the benefits of Elizabeth, Central and District Line connections. A short stroll to West Ealing main line station - also Elizabeth Line.

This delightful family house has been in the same ownership for many years - since 1981. It has been lovingly restored and maintained - retaining a wealth of period features and charm. However, it now provides an opportunity to modernise and extend subject to the usual planning consents. The accommodation enjoys: Two reception rooms. Open plan kitchen / diner. Cloakroom. Four bedrooms. Family bathroom. Separate WC. En suite shower. Formal front garden providing excellent off-street parking. Enjoying a delightful west facing rear garden. Large terrace to landscaped lawn and well stocked borders with a vast array of plants, shrubs and flowers. Timber shed. Side access.

**COUNCIL TAX BAND: G**

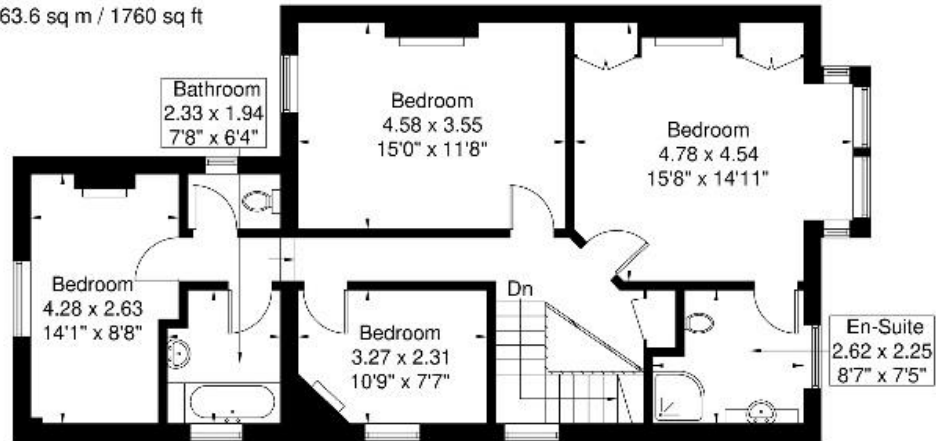
**EPC Rating: E**



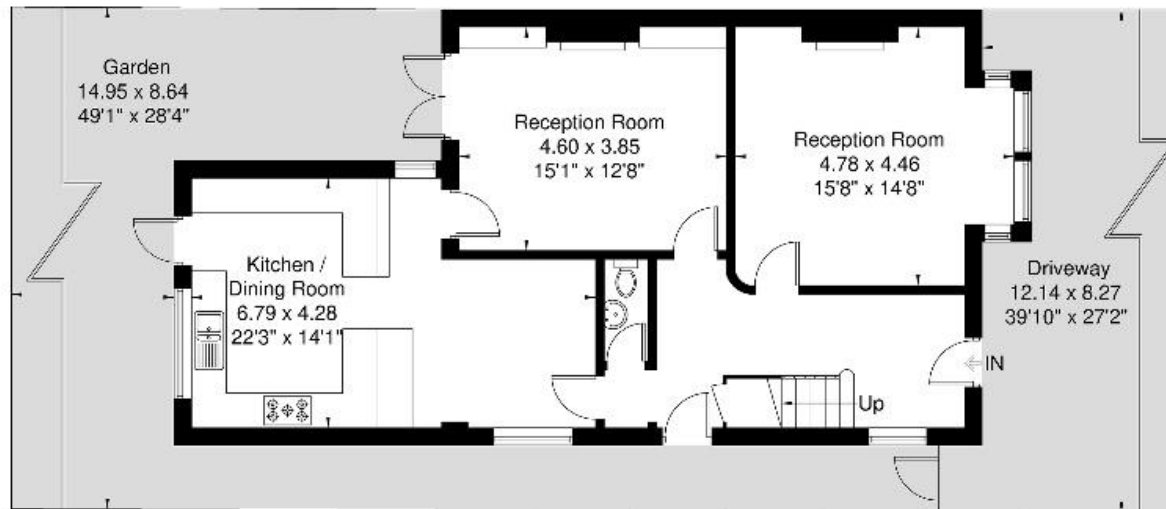
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020 8566 1990

# The Avenue

Approximate Gross Internal Area = 163.6 sq m / 1760 sq ft



**First Floor**  
81.8 sq m / 880 sq ft



**Ground Floor**  
81.8 sq m / 880 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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