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£1,125,000 Freehold

WOODFIELD AVENUE, EALING, W5 1PA





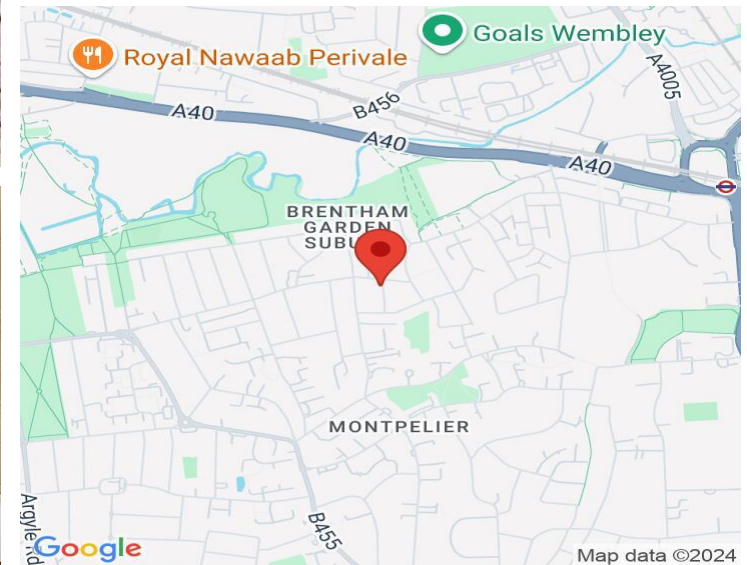
**AN ATTRACTIVE RED BRICK EDWARDIAN VILLA WITH THREE DOUBLE BEDROOMS AND TWO BATHROOMS.**

Number 37 is perfectly placed on the west side of this ever-fashionable tree lined Avenue. Close to Pitshanger Village and being well placed for excellent local shops and restaurants plus Montpelier, St Gregory and North Ealing schools. Pitshanger Park and the Brentham Club also close at hand.

This nicely modernised and decorated family home comes with two reception rooms. Fitted kitchen/breakfast room with underfloor heating. Downstairs cloakroom. Stylish family bathroom and ensuite shower room and three good size bedrooms. Original features. Gas central heating and west facing garden. The property is protected by a new roof. **No forward chain.**

**COUNCIL TAX BAND: F**

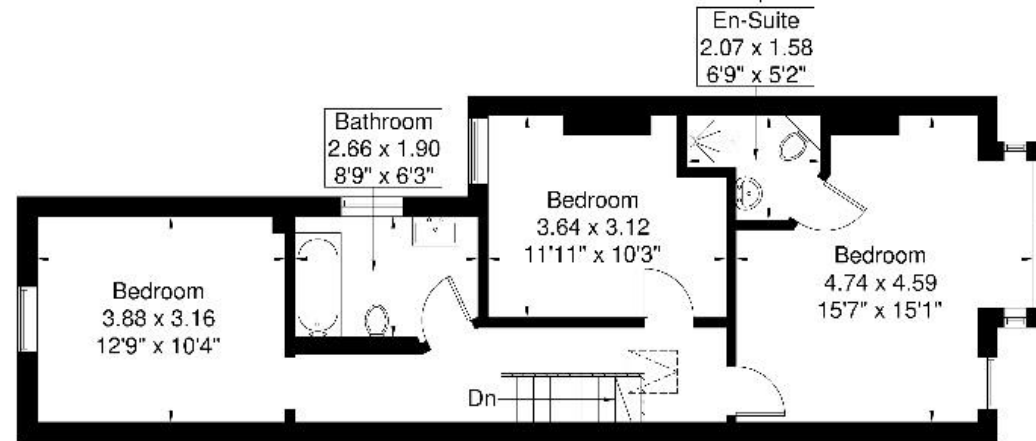
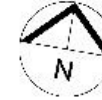
**EPC Rating: D**



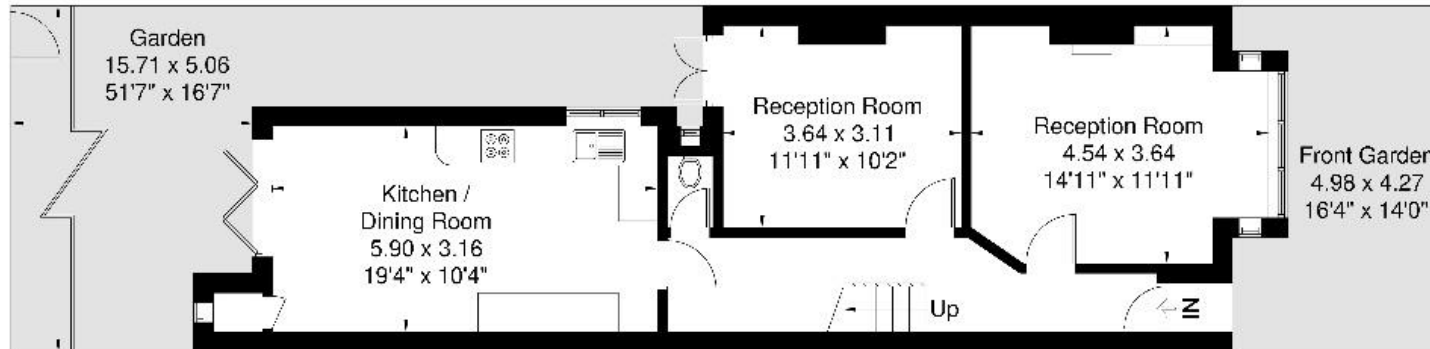
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020 8566 1990

# Woodfield Avenue

Approximate Gross Internal Area = 117 sq m / 1258 sq ft



**First Floor**  
58.9 sq m / 633 sq ft



**Ground Floor**  
58.1 sq m / 625 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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