



# Hardwick Green, Ealing, W13

Guide Price: £780,000

Benham  
& Reeves

# Hardwick Green, Ealing, W13

 3 Bedroom (s)  2 Bathroom (s)  Freehold

Discover this charming terraced family home tucked away in a peaceful cul-de-sac within the sought-after Cleveland estate. This property is in excellent condition and beautifully presented throughout. The ground floor features a generous 20-foot reception and dining room, featuring French doors that open onto a private south facing garden with a lovely green view. The stylish front-facing kitchen boasts modern integrated Neff appliances, while a convenient ground-floor bathroom/utility room enhances functionality.

On the first floor, you'll find a spacious primary bedroom complete with fitted wardrobes, a second double bedroom also equipped with storage, a third cozy bedroom, and a contemporary bathroom featuring a large walk-in seated shower. Additional highlights include double glazing throughout, handy cupboards for extra storage, loft space, beautifully landscaped communal gardens for residents to enjoy, off-street driveway parking, and a private garage for your convenience. Don't miss the chance to make this delightful home your own!

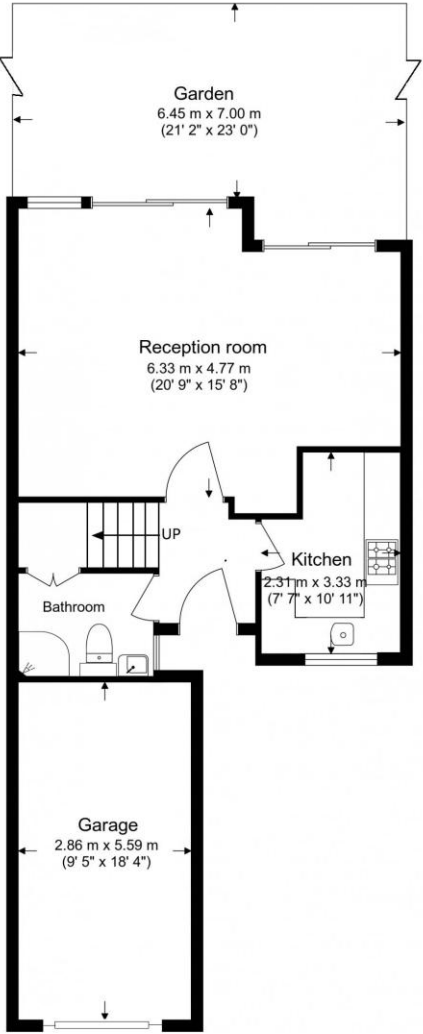
Hardwick Green is a tranquil cul-de-sac located within the desirable Cleveland Estate, surrounded by well-kept communal gardens. It is conveniently situated just moments away from the expansive green areas of both Pitshanger and Cleveland Parks, providing an excellent blend of natural beauty and community spirit. The nearby Pitshanger Lane exudes a quaint, village-like feel, featuring a variety of independent shops, cafés, and dining options. To the south, West Ealing offers a broader range of amenities, including popular retailers like Waitrose. Commuters enjoy superb transport links, with the West Ealing Elizabeth Line Station offering direct services to Paddington, The City, Heathrow Airport, and Ealing Broadway. For drivers, the A40 provides straightforward access, facilitating easy journeys into Central London and towards the West. Families will find a strong educational framework in the area, with several esteemed independent schools in close proximity, such as Notting Hill & Ealing High School and St Benedict's School. The property is also within the catchment area for the highly sought-after North Ealing Primary School.





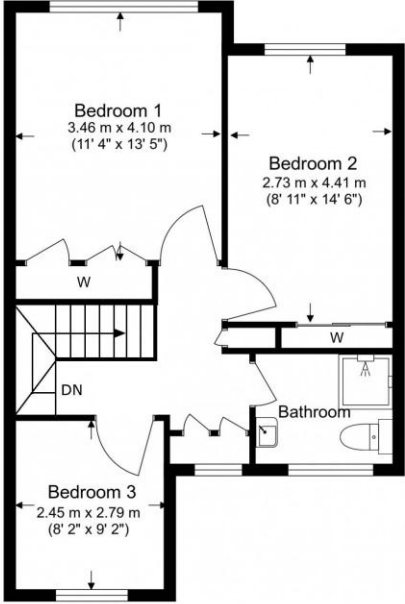
## Property Features:

- Chain Free
- Three Bedroom Terraced Home
- Two Bathrooms
- Garage & Off Street Parking
- South Facing Rear Garden
- Circa. 1029 Square Feet
- Peaceful Cul-De Sac Location
- Close To Cleveland, Scotch Common & Pitshanger Parks



Ground floor

Total Gross Internal Area  
95.5 Sq/m - 1,029 Sq/ft



First floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£780,000
Tenure:	Freehold
Ground Rent:	Nil
Service Charge:	£250.00 (per annum) For the period of 25/06/24 - 24/06/25

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250296

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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