





Argyle Road, West Ealing, W13

Asking Price: £875,000

 Benham
& Reeves

Argyle Road, West Ealing, W13

 3 Bedroom (s)  0 Bathroom (s)  Freehold

Ref# BEA230295

A family home perfect for those looking to improve and make it their own! This semi-detached property is set back off of Argyle Road with a lovely front garden and spans a comfortable 1137 square feet (Approx.) of internal living space. The ground-floor accommodation is built up of a entrance hall, 2 reception rooms (1 with sliding patio doors onto the lovely rear garden) and a kitchen with ample space for appliances. On the first floor are 3 bedrooms, bathroom and a separate WC. Further benefits include an approx. 72' South-West facing rear garden with a paved terrace offering a great alfresco entertaining space and a garage with shared drive at the side.

Situated near to the lovely open spaces of both Cleveland and Pitshanger Parks, handy for Notting Hill & Ealing High School and well-placed for Drayton Manor High School and St Benedict's.

Ealing Broadway and West Ealing stations are close by. Both stations benefit from the new Elizabeth Line. Ealing Broadway also has the Filmworks scheme that will be bringing 8 cinemas and new lifestyle piazza to the centre of Ealing. These exciting projects are in addition to the Dicken's Yard development that is already transforming Ealing's commercial and lifestyle landscape.

Close also to The Avenue with its fashionable range of shops and The Drayton Court hotel and pub which has one of the largest beer gardens in London according to TimeOut magazine. West Ealing Farmer's market also runs every Saturday and has a large variety of fresh produce and a large Waitrose supermarket is in easy walking distance.






Property Features:

- Freehold
- Chain Free
- 3 Bedroom Semi-Detached Home
- 1137 Square Feet (Approx)
- South-West Rear Garden
- Shared Driveway With Private Garage
- Moments Away From National Rail, Elizabeth Line & Bus Routes
- Nearby Shopping & Leisure Facilities



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

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Tenure: Freehold

Ground Rent: n/a

Service Charge: n/a

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA230295

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