



HELLIWELL & Co.

Leeland Terrace, Ealing, W13
Asking Price £755,000





Semi Detached – Three Bedrooms – Two Receptions – Modern Kitchen – Integrated Appliances – Full Bathroom and Shower Room – South Facing Garden – Potential to Extend (STPP).

Situated in a popular residential location, this bright and spacious semi detached family house is offered to the market with no onward chain and has almost 1250 sq. ft. of living space. Entering the receiving hallway, the property leads through to a front reception room with a feature fireplace, a second reception with direct access to the private south facing garden and a modern kitchen with space for dining and integrated appliances. The first floor offers three double bedrooms (one of which has its own private en suite shower room) and a family bathroom. Further benefits include ample storage space, a downstairs cloakroom with a shower, potential to extend (STPP) and gas central heating.

Leeland Terrace is a popular residential street ideally located for access to West Ealing station (mainline and future Crossrail) and Northfields tube station (Piccadilly line), as well as the open spaces of Elthorne and Lammas Parks. Ealing Broadway tube station and shopping centre are located approximately 1.2 miles away, including it's many local shops, restaurants and bars. There are fantastic local schools in the area and as well as a nearby regular farmers market.

- Semi Detached
- Three Bedrooms
- Two Receptions
- Modern Kitchen
- Integrated Appliances
- Full Bathroom and Shower Room
- South Facing Garden
- Potential to Extend (STPP)
- Helliwell & Co. 0208 799 3810



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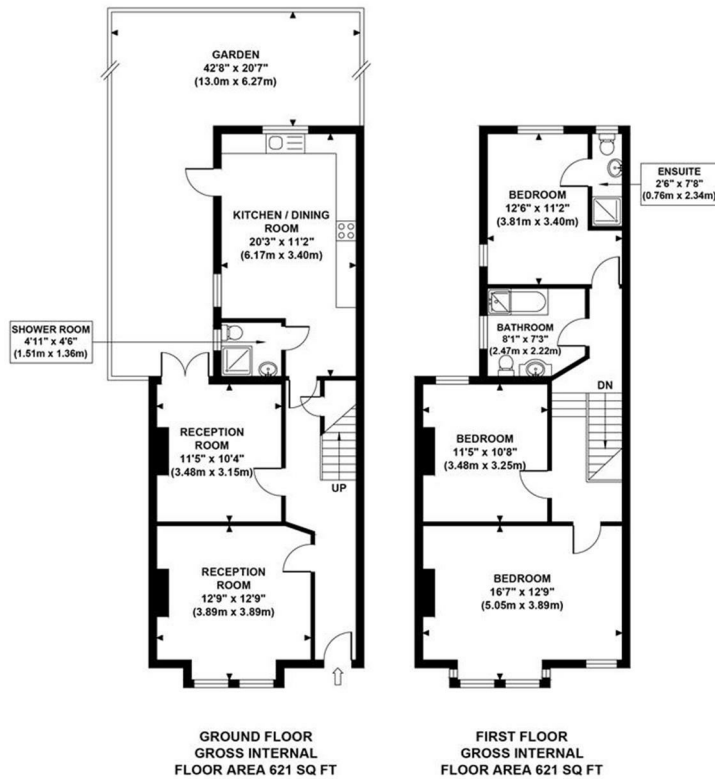
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LEELAND TERRACE

Approximate Gross Internal Area
1242 sq ft / 115.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	50
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	