



HELLIWELL & Co.

**Chandos Avenue, Ealing, W5
Offers In Excess Of £850,000**





Modern Semi-Detached House – Spacious Reception – Four Bedrooms – Two Bathrooms – Brand New Boiler and Heating System – Private Garden – Great Location – Granted Planning Permission For Rear Extension

Situated on a quiet residential street, this beautifully presented semi-detached house, offers an abundance of natural light and space throughout and is an ideal family home. Placed over three floors, the ground floor presents a spacious reception, leading through to a modern kitchen, equipped with integrated appliances with a stylish breakfast island as well as plenty of space for dining.

The first floor offers three good sized bedrooms, each with ample built-in storage and a contemporary family bathroom with a rainfall shower. Heading to the second floor of the property, which presents a large double bedroom with a spacious en-suite with a luxurious bathtub feature. The property further benefits from well-maintained front and rear paved gardens, a brand-new boiler and fully integrated heating system, granted planning permission for a further rear extension, attractive wooden flooring throughout, and an additional W/C on the ground floor.

Chandos Avenue is conveniently located for access to both South Ealing (Piccadilly line) and Northfields (Piccadilly line) tube stations, as well as multiple local shops, cafes, and restaurants close by. The beautiful open spaces of Lammas and Gunnersbury Parks are also within the proximity, as well as an excellent choice of local schools nearby.

- Modern Semi-Detached House
- Spacious Reception
- Four Bedrooms
- Two Bathrooms
- Ample Built in Storage
- Private Garden
- Good Transport Links
- Great Location
- Freehold



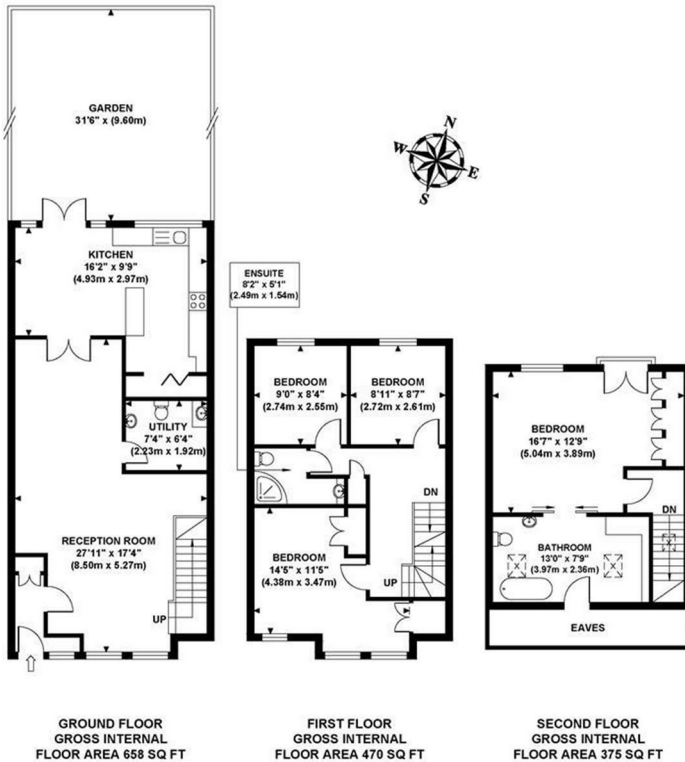
HELLIWELL & Co.

020 8799 3810

sales@helliwellandcompany.co.uk

HELLIWELL&CO

Approximate Gross Internal Area
1503 sq ft / 139.63 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			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	