



**HELLIWELL & Co.**

**Egerton Gardens, Ealing, W13**

**Asking Price £1,150,000**





🛏️ 4 Bedrooms | 🚗 3 Receptions | 🚿 2 Bathrooms | 📊 EPC Current D

Helliwell & Co is proud to present this attractive four bedroom semi-detached Victorian family home, set in the desirable St Stephens pocket of Ealing. Offering impressive space and natural light, this well maintained property has an array of period charm and character throughout.

On the ground floor there are two large reception rooms, modern kitchen with integrated appliances, separate dining room, utility room and downstairs shower room. On the first floor is the master bedroom with built in wardrobes, two further double bedrooms (one with built in storage), fourth single bedroom and a luxurious family bathroom. Further benefits include original wooden flooring, ample storage, a neutral décor and a gorgeous private rear garden.

Egerton Gardens is situated in a popular residential area, ideally located for access to both West Ealing (future Crossrail) and Ealing Broadway (Central and District lines, mainline and future Crossrail) stations, as well as Ealing Broadway's shopping centre, numerous local shops, café's restaurants and bars. There is a selection of wonderful schools, all boasting exemplary reputations.

- Semi detached family house
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Modern kitchen
- Private rear garden
- Period charm and character
- Desirable location
- Enviable school catchment



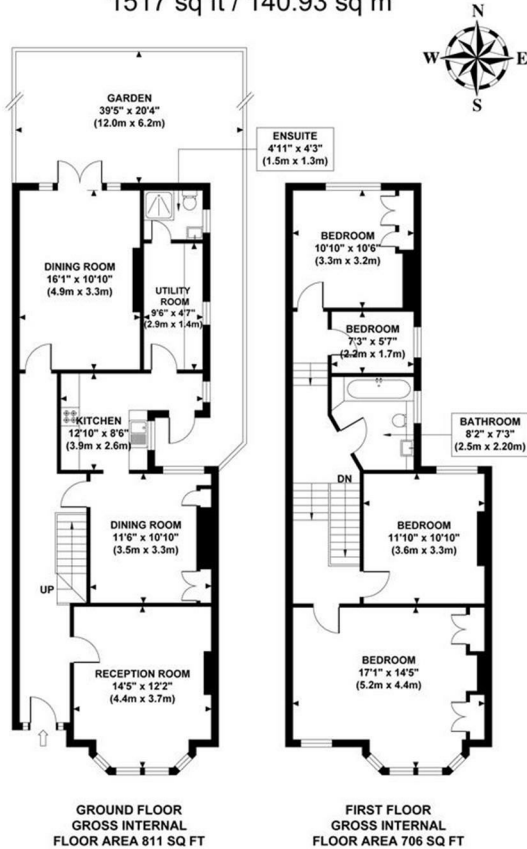
**HELLIWELL & Co.**

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### EGERTON GARDENS

Approximate Gross Internal Area  
1517 sq ft / 140.93 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.