



**HELLIWELL & CO**  
ESTATE AGENTS

**Alders Close, Ealing, W5**

**Guide Price £815,000**









 3 Bedrooms |  2 Receptions |  2 Bathrooms |  EPC Current D

This three bedroom terraced house, with garage and additional off-street parking, has great potential for families and developers alike.

The ground floor benefits from a generous hallway with storage, spacious garage, separate kitchen with modern appliances and generous reception room leading out to a fantastic private garden. The bedrooms are all well-proportioned and feature built-in wardrobes.

Alders Close is situated within a sought-after pocket of Olde Ealing. The Piccadilly line from South Ealing Station is just around the corner, and, coupled with an extensive bus network, this provides the property with convenient transport links into and around London. There is an abundance of amenities on offer in South Ealing, Northfields and up to Ealing Broadway, which boasts Central Line, District Line, Mainline and Crossrail. The wonderful green spaces of Lammas Park, Gunnersbury Park and Walpole Park are all within easy reach, perfect for picnics in the summer and brisk walks in the winter.

Tenure: Freehold  
Council tax band: E

- Terraced house
- Two bathrooms
- Plenty of storage
- Private garage
- Three bedrooms
- Modern kitchen
- Private rear garden
- No onward chain

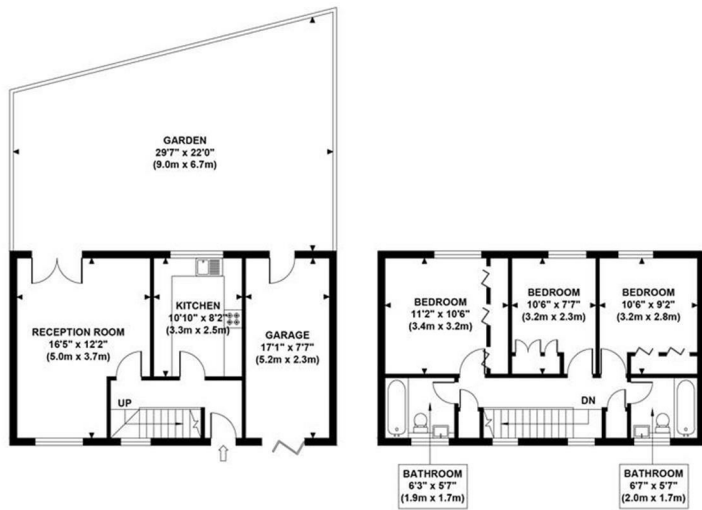
## ALDERS CLOSE

Approximate Gross Internal Area

934 sq ft / 86.70 sq m

(Includes Garage)

Garage Area 125 sq ft / 11.60 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 467 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 467 SQ FT



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.

