



**HELLIWELL & CO**  
ESTATE AGENTS

**Avalon Road, Ealing, W13**

**Guide Price £750,000**





🏠 3 Bedrooms | 🛋️ 2 Receptions | 🚿 2 Bathrooms | 📊 EPC Current B

Located in a sought-after pocket of Ealing, close to Pitshanger Village, this spectacular end terrace family home is presented in wonderful condition throughout.

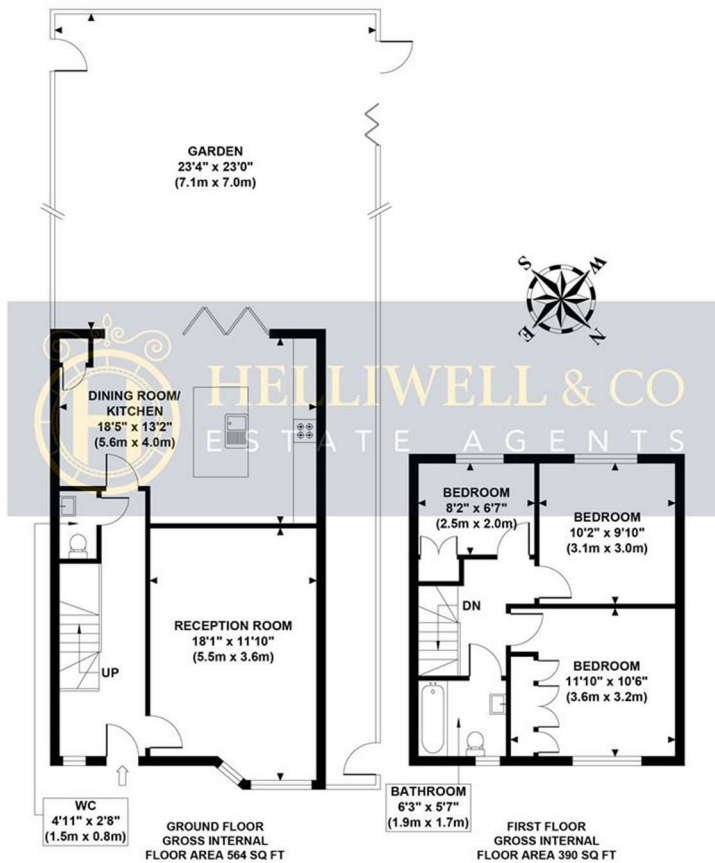
This impressive property was only completed in 2021 and as such benefits from a 10-year New Build Guarantee. The skilful and carefully considered build has resulted in a rare opportunity to purchase a genuine lifestyle home. The property comprises spacious entrance hall, a beautifully designed open plan kitchen diner with bi-folding doors out to the generous west-facing rear garden, beautiful separate lounge and guest WC. The first floor offers three bedrooms, a stylish family bathroom and loft access, which provides potential to extend (STPP).

Avalon Road is conveniently located for the highly desirable Pitshanger Lane, with its abundance of independently run coffee shops, restaurants, boutiques and much more. There is also a wonderful selection of parks, and nearby schools, all boasting exemplary reputations. West Ealing Station (Crossrail) and the A40 are close by, providing excellent routes into and out of London.

- End of Terrace House
- Quiet Tree-Lined Street
- Stunning Contemporary Design
- Close to Pitshanger Village
- Council Tax Band: E
- Underfloor Heating on Ground Floor
- Hive Controlled Central Heating
- 10 Year New Build Guarantee
- Freehold

**AVALON ROAD**

Approximate Gross Internal Area  
954 sq ft / 88.63 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.

