







 4 Bedrooms |  2 Receptions |  2 Bathrooms |  EPC Current C

Helliwell & Co is proud to exclusively present this beautiful family home, situated on a sought-after road, with far-reaching views across playing fields and beyond, benefitting from off-street parking and no onward chain.

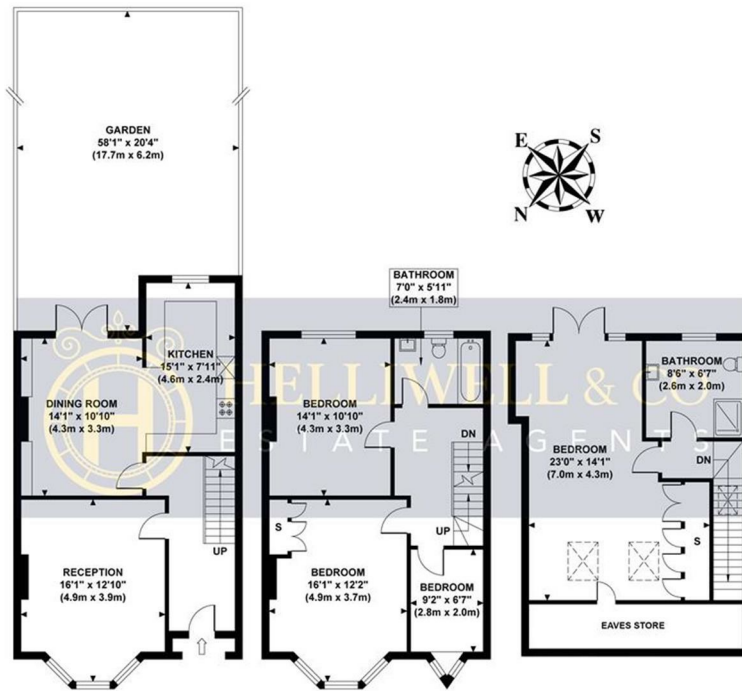
Boasting impressive architecture and period charm throughout, this immaculately presented home has been lovingly refurbished and cared for by the current owner. The front reception room benefits from a beautiful bay window with bespoke plantation shutters, original fireplace and lovely coving, and the generous hallway – with cleverly designed storage and high-quality wooden flooring – leads into a gorgeous semi open-plan reception with modern, well-equipped kitchen, dining room and French doors out to a peaceful, colourful, south-facing garden. Winding up the stairs, the impressive first floor comprises wide hallway with storage space, contemporary bathroom with designer fittings, two generous double bedrooms and an additional room, perfect for a nursery or home office. The unparalleled loft, with unusually impressive ceiling height, holds an immense master bedroom, contemporary shower room, ample storage and stunning views.

Swyncombe Avenue is a desirable tree-lined street, well-situated for a variety of schools, all enjoying exemplary reputations, and an abundance of wonderful parks, boutiques, cafes, delis and restaurants on offer along Northfields Avenue and beyond. There is a multitude of transport links including Boston Manor and Northfields Stations (Piccadilly Line), easy access to Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and excellent routes for cyclists and motorists.

- Beautiful Terraced House
- Stunning Far-Reaching Views
- Period Charm & Character
- Serene South-Facing Garden
- Council Tax Band: E
- Excellent Transport Links
- Envidable School Catchment
- Off Street Parking
- Freehold

SWYNCOMBE AVENUE

Approximate Gross Internal Area
1621 sq ft / 150.70 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 581 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 546 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 494 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.

