







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

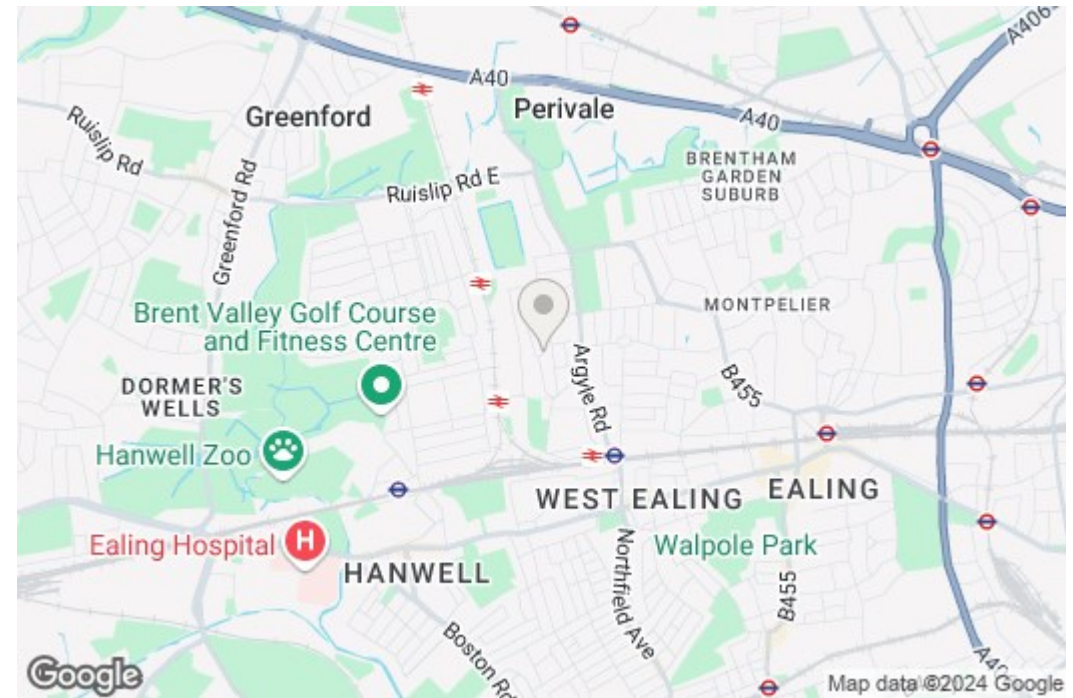
Helliwell and Co are proud to present this impressive semi detached, corner plot family house which is bright and spacious throughout and is situated within a popular residential area. Entering through the receiving hallway, the ground floor has beautiful wooden flooring throughout and includes two interconnecting receptions rooms, a downstairs double bedroom with French doors leading out to the private rear garden, a fully equipped kitchen with integrated appliances, and a cloakroom. The first floor offers three bright and spacious double bedrooms and a modern family bathroom. Offered to the market unfurnished, the property benefits from an additional en suite bathroom, double glazing, gas central heating and a private garage to the rear.

Located on the border of West Ealing, Kingsley Avenue is ideally placed for access to both Central London and Ealing Broadway through the GWR and Elizabeth Line at West Ealing Station. It is within a mile of several local schools, including Hobbayne and Drayton Green Primary schools, as well as Drayton Manor High School and Springhallow Special School. There are plenty of beautiful open green spaces around, such as Cuckoo Park, Drayton Green, and Cleveland Park too.

- Corner Plot Semi Detached
- Four Double Bedrooms
- Private Garage
- Holding Deposit (1 weeks rent): £807.00
- Council Tax Band F
- Bright and Spacious Throughout
- Two Interconnecting Receptions
- Unfurnished
- Security Deposit (5 weeks rent): £4,038.46
- Long Let (12-24 months+)

**KINGSLEY AVENUE, EALING, W13**

TOTAL AREA: APPROX. 131.84 SQ. METRES (1419.0 SQ. FEET)



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