



HELLIWELL & CO  
ESTATE AGENTS

Hollies Road, Ealing W5  
Guide Price £925,000





🛏️ 3 Bedrooms | 🛋️ 2 Receptions | 🚿 3 Bathrooms | 📊 EPC Current C

Helliwell & Co proudly present this immaculate three-bedroom Edwardian house on a quiet cul-de-sac in Northfields.

Through the lovely front garden, the internal hallway leads to a gorgeous front reception boasting a working fireplace, plantation shutters and cleverly built-in storage and shelving on either side of the chimney breast. At the end of the hallway, you are met with a staggering open plan kitchen/reception room with downstairs WC and cloakroom, striking lighting and herringbone flooring. The kitchen has been impeccably designed, with ample storage and a large marble island. The impressive sky light and floor-to-ceiling bi-folding doors illuminate this fantastic extension, which leads out to a south-facing manicured garden.

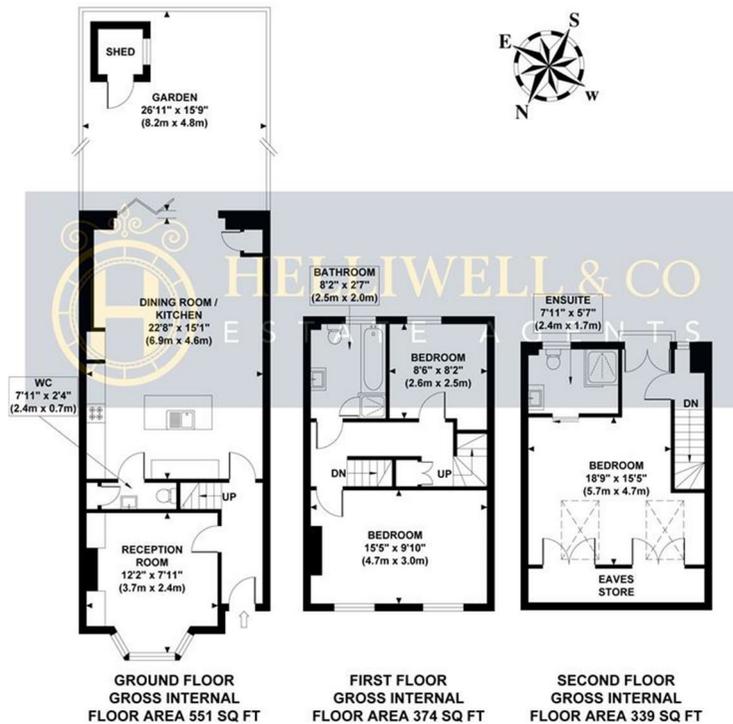
To the top of the central staircase, you find a spacious bedroom with built-in wardrobes and two sizeable windows. The first floor is completed by an impressively bright, spacious family bathroom, a large hallway and storage aplenty and an additional small double bedroom. To the top floor, there is an expansive master bedroom with juliet balcony, , ample storage and an en-suite shower room.

Hollies Road is a desirable tree-lined cul-de-sac, 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.

- Terraced House
- Three Bedrooms
- Downstairs WC
- Fully Extended
- Immaculate Condition
- South-facing Garden
- Exemplary Schools
- Cul-de-sac
- Tenure: Freehold
- Council Tax Band: E

**HOLLIES ROAD**

Approximate Gross Internal Area  
1264 sq ft / 117.4 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.