







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

Helliwell & Co is proud to present this charming family home, moments from exemplary schools, sought-after parks, shops, and transport, situated on a quiet, tree-lined residential street.

As you enter the well-maintained patio front garden and through the stained glass front door, you are met with a spacious hallway with original, immaculate Blenheim floor tiles and a practical downstairs WC. The front, east-facing reception room has a large bay window and a feature fireplace. Leading to the dining room with French doors onto a suntrap west-facing and manicured garden, which provides privacy and has been nothing less than an oasis to the current homeowners. There is an additional enclosed patio and a useful shed at the rear of the garden, which is surrounded by mature trees and greenery. The semi-open plan kitchen has integrated appliances, picturesque views of the garden and is filled with an abundance of natural light.

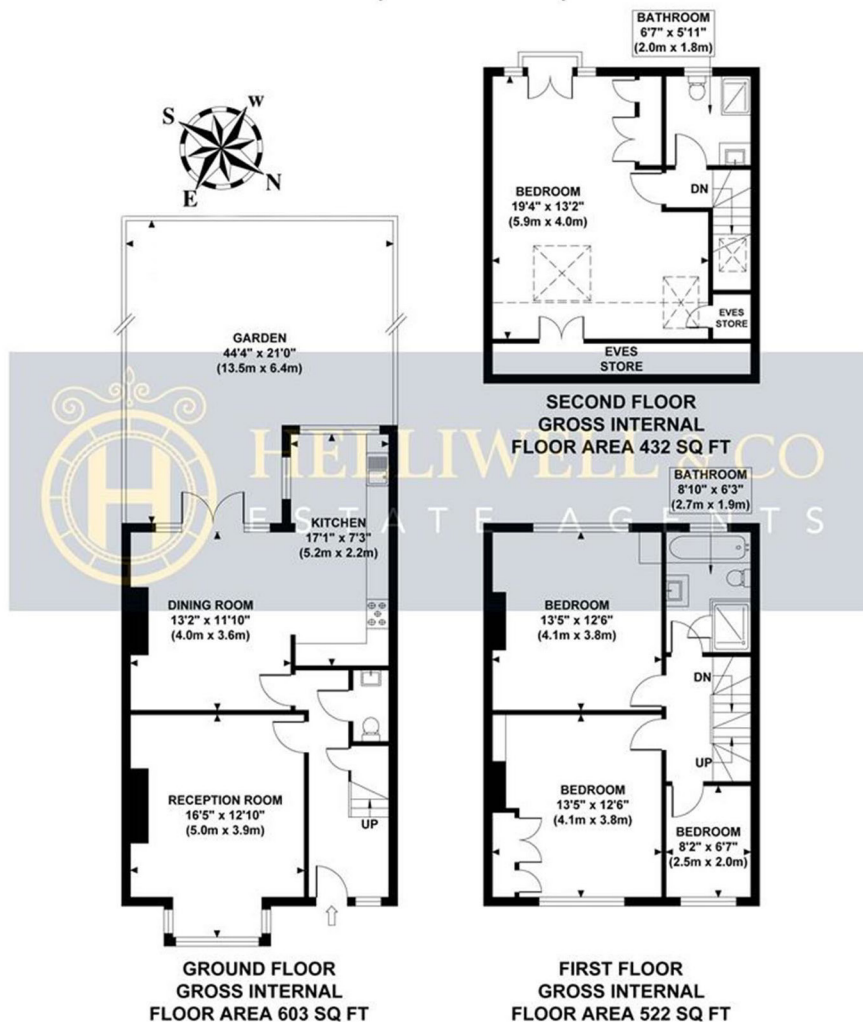
On the first floor, you have three bedrooms, two of which are large doubles and provide ample storage and a feature fireplace. The smaller bedroom is ideal for a nursery or as an office. The tiled family bathroom has been tastefully renovated and benefits from a bathtub and a separate shower cubicle. Upstairs, the loft conversion features a fourth double bedroom with a Juliet balcony, storage cupboards in the eaves, and a separate tiled shower room. Further benefits include wooden flooring throughout, recently installed in keeping with double glazing and gas central heating.

Netherbury Road is ideally located for access to both South Ealing and Northfields (Piccadilly Line) tube stations, as well as multiple local shops, cafes and restaurants. The beautiful open spaces of Lammas, Walpole and Gunnersbury Parks are also close by. Excellent primary schools of Little Ealing, Fielding and Mount Carmel are close by as well as Ealing Fields High School, which is increasingly popular with families.

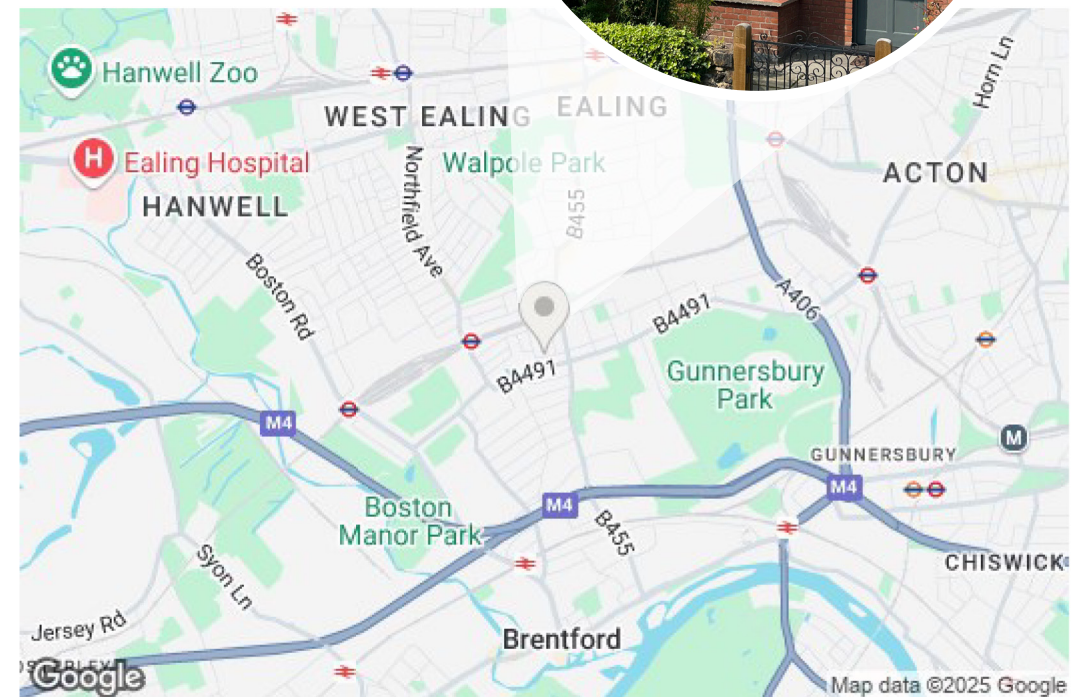
- Charming Family Home
- Four Bedrooms
- Downstairs WC
- Original Period Features
- Suntrap West-facing Garden
- Circa 1557sqft
- Double Glazing
- Exemplary Schools
- Tenure: Freehold
- Council Tax Band: E

## NETHERBURY ROAD

Approximate Gross Internal Area  
1557 sq ft / 144.65 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.



5 MINUTE  
WALK



10 MINUTES  
CAR



10 MINUTE  
CAR



5 MINUTE  
WALK



2 SCHOOLS -  
5 MINUTE WALK



2 MINUTE  
WALK