



HELLIWELL & CO
ESTATE AGENTS

Elgar Avenue, Ealing W5
Guide Price £1,450,000





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

Helliwell & Co. are proud to present this expansive six-bedroom semi-detached family home with vast potential, offering original features throughout.

With circa 2408 sqft, this property is ideal for families looking to add their own stamp and make it a future and forever home.

Entering through an expansive front lawned garden with off-street parking, you are met with a double-fronted semi-detached home with a good-sized garage. On the ground floor, you have two receptions and a kitchen diner, along with a practical downstairs WC. The suntrap west-facing garden provides ample privacy with tree-lined views, along with a significant side return with potential to extend, subject to planning permission. The first floor benefits from four bedrooms, three of which are doubles and one bedroom ideal as an office or nursery. The prominent family tiled bathroom has unique Art Deco designs with a large bathtub and shower. The loft has been cleverly converted with two further bedrooms and another tiled bathroom, which has a bathtub and a separate shower cubicle. Further benefits include double glazing, gas central heating and its original charm and features retained throughout the house.

Elgar Avenue is conveniently located with Ealing Broadway Station (Elizabeth, Central, District & GWR Lines), along with Ealing Common Station (Piccadilly and District Lines) easily reachable. Ealing Broadway's shopping centre, bars and restaurants are moments away, as are the beautiful green spaces of Walpole Park, Lammas Park, Gunnersbury and Ealing Common, perfect for summer picnics and brisk winter walks. There is also an abundance of fantastic schools nearby.

- Expansive Semi-detached Home
- Six Bedrooms
- Original Features
- Large Side Plot
- Suntrap West-facing Garden
- Garage & Driveway
- Potential to Extend (STPP)
- Quiet Residential Location
- Tenure: Freehold
- Council Tax Band: G

ELGAR AVENUE

Approximate Gross Internal Area
2245 sq ft / 208.60 sq m
Garage Area 163 sq ft / 15.10 sq m
Total Area 2408 sq ft / 223.70 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 mis-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

