







Helliwell & Co. are delighted to present this impressive semi-detached corner-plot family home, beautifully bright, generously proportioned, and perfectly positioned within a sought-after residential neighbourhood.

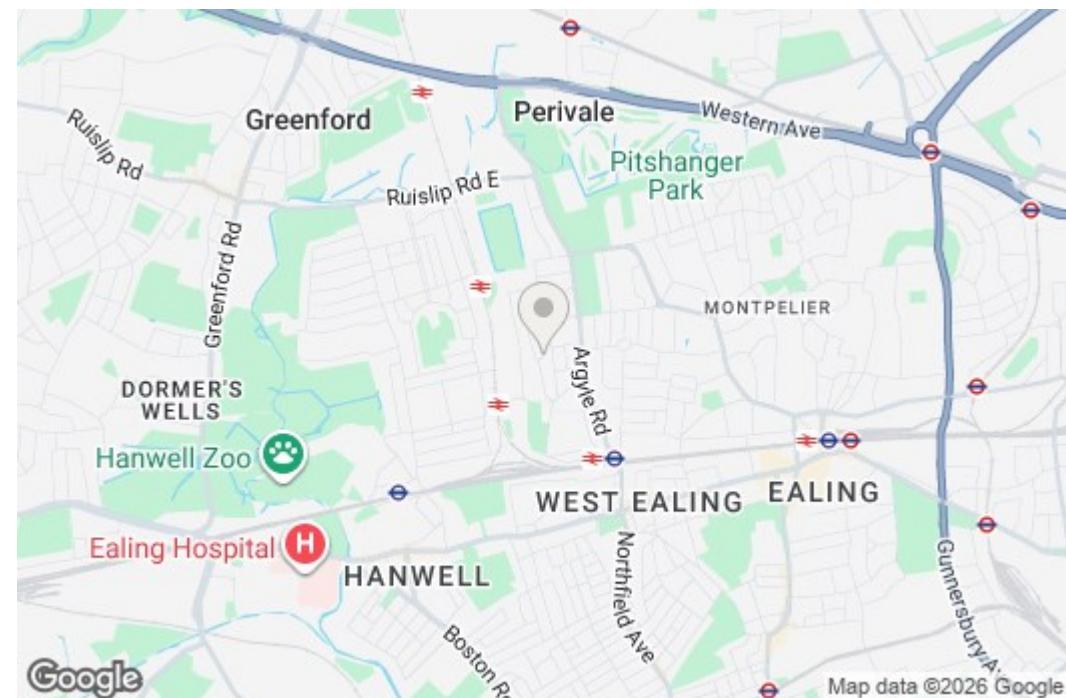
Welcome by a charming receiving hallway, the ground floor flows effortlessly over elegant wooden flooring and features two spacious interconnecting reception rooms, ideal for both relaxing and entertaining. A versatile double bedroom with French doors opens directly onto the secluded rear garden, offering the perfect indoor-outdoor connection. The fully equipped kitchen boasts sleek integrated appliances, while a convenient cloakroom completes the downstairs layout. Upstairs, you'll find three further double bedrooms, each filled with natural light, along with a stylish modern family bathroom. The property is offered to the market unfurnished and further benefits include an additional en-suite bathroom, double glazing, gas central heating, and a private rear garage. This is a wonderful opportunity to secure a bright, spacious and well-appointed family home in a highly desirable location.

Perfectly positioned on the border of West Ealing, Kingsley Avenue offers superb connectivity and convenience. West Ealing Station (GWR and high-speed Elizabeth Line), provides swift access to Ealing Broadway and effortless journeys into and around Central London, making this an ideal spot for commuters. Families will appreciate the excellent selection of nearby schools within a mile of the property, including Hobbayne and Drayton Green Primary Schools, Drayton Manor High School, and Springhallow Special School. The area is also blessed with an abundance of green open spaces: enjoy leisurely strolls or weekend picnics at Cuckoo Park, Drayton Green, or the expansive Cleveland Park. A wonderful location that seamlessly blends practicality, community, and natural beauty.

- Stunning Semi Detached Family Home
- Four Double Bedrooms
- Private Garage
- Holding Deposit (1 weeks rent): £969.00
- Council Tax Band F
- Recently Redecorated Throughout
- Double Aspect / Interconnecting Reception Rooms
- Unfurnished and Available Now
- Security Deposit (5 weeks rent): £4,846.15
- Long Let (12-24 months+)

## KINGSLEY AVENUE

Approximate Gross Internal Area  
1426 sq ft / 132.47 sq m (Excluding Garage)  
Garage Area 211 sq ft / 19.60 sq m  
Total Area 1637 sq ft / 152.07 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.