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2 VICTORIA ROAD, EALING, W5 1TB

Map Ref:

**A REALLY CHARMING FULLY DETACHED FIVE BEDROOM
VICTORIAN VILLA IN THIS SOUGHT AFTER LOCATION**



Victoria Road is a little-known avenue a few minutes' walk from Pitshanger Village with its excellent array of local shops, cafes and restaurants. Cleveland Park and Pitshanger Park are nearby and Victoria Road falls within the ever-popular North Ealing School catchment area.

This beautifully appointed detached family home comes with two reception rooms, a study, a newly fitted bespoke kitchen, cellar, cloakroom, five good size bedrooms, three stylish bathrooms, and a wealth of period features, wood flooring, gas fired central heating, Cat 5 cabling, secluded rear garden, and brick paved drive / parking area with gated pathway. It comprises as follows:

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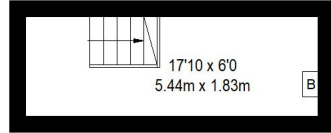
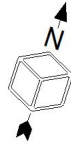
Approximate Gross Internal Area (Excluding Cellar)

Ground Floor = 975 sq ft / 90.6 sq m

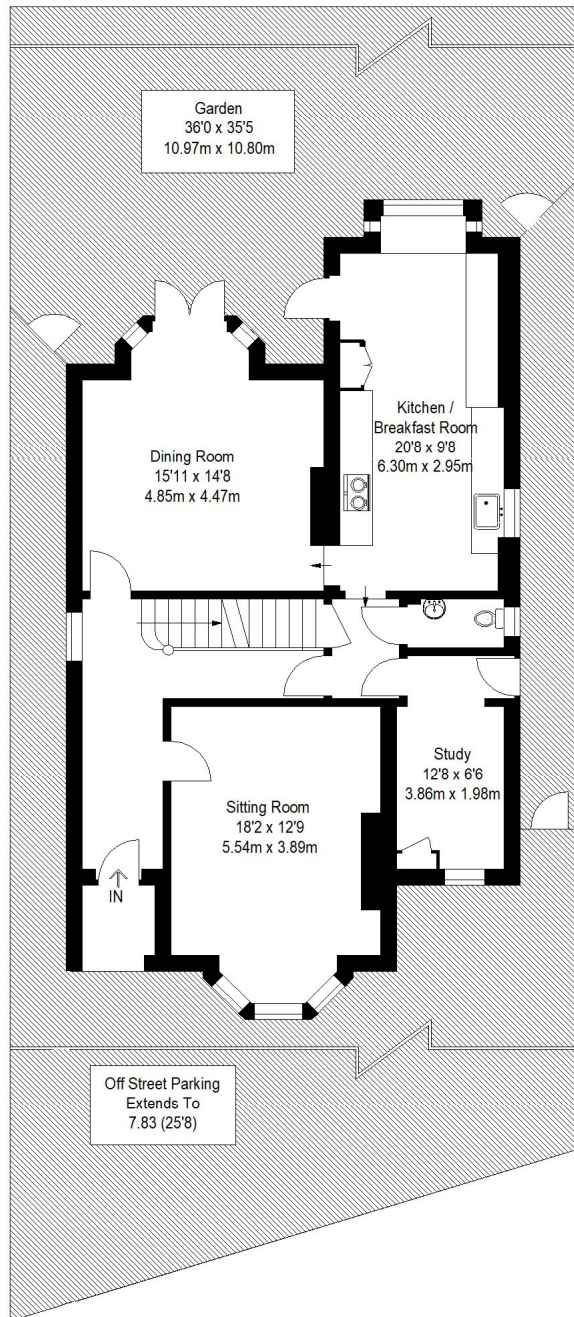
First Floor = 841 sq ft / 78.1 sq m

Second Floor (Excluding Eaves) = 577 sq ft / 53.6 sq m

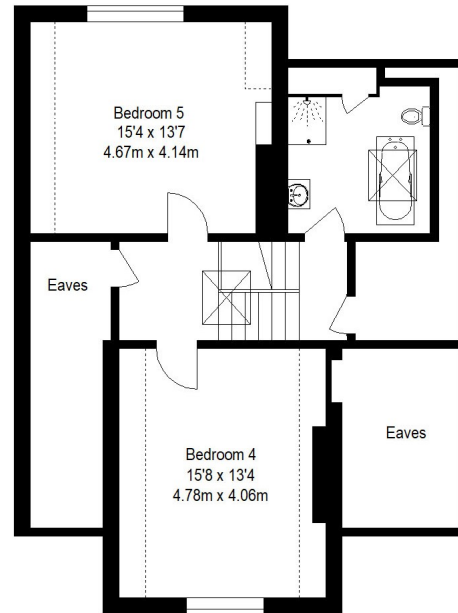
Total = 2393 sq ft / 222.3 sq m



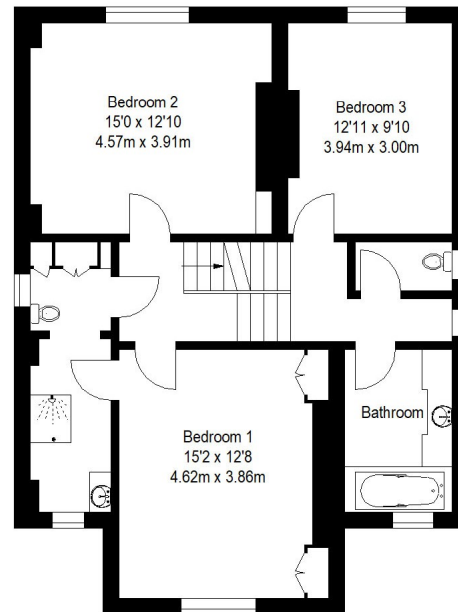
Cellar



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0



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Illustration for identification purposes only,
measurements are approximate, not to scale.

ENTRANCE HALL	Large sash window. Original ornate coved ceiling. Solid wood floor.
SITTING ROOM	Bay window. Attractive period fireplace with gas coal effect. Ornate cornicing. Oak flooring.
STUDY	Oak floor. Door to side access.
CLOAKROOM	Low level W.C. Wash hand basin. Tiled floor.
CELLARAGE	Gas combination boiler. Good storage space / shelving.
DINING ROOM	Ornate period style fireplace with gas coal effect ornate ceiling cornicing. Solid oak flooring. Patio doors to garden.
KITCHEN / BREAKFAST ROOM	Bespoke handmade fitted kitchen with range of fitted wall and floor units with solid wood worktops. Built-in dresser . “Aga” oven with hood over. Integrated “Miele” dishwasher. Enamel Butler sink. Larder cupboard housing microwave. Attractive square bay double glazed window with window seat and stable door to garden. Recessed lighting.

HALF LANDING / FIRST MEZZANINE LEVEL

FIRST FLOOR

LANDING	
BEDROOM 1	Double fitted wardrobe. Coved ceiling. Picture rail. Solid wood floor.
EN SUITE SHOWER / DRESSING ROOM	Separate glass shower cubicle. Wall mounted wash hand basin. Heated towel rail. Low level W.C. Airing cupboard. Tiled floor. Door to hallway.
BEDROOM 2 [rear]	Pleasant views. Pretty original period fireplace. Coved ceiling. Picture rail.
BEDROOM 3 [rear]	Original period fireplace. Picture rail.
FAMILY BATHROOM	White suite of panelled bath with built in shower over. Large vanity unit. Cupboard housing plumbing for washing machine and space for dryer. Part tiled walls. Eaves storage fully boarded with plumbing for washing machine.
SEPARATE WC	Low level W.C

HALF LANDING / SECOND MEZZANINE LEVEL

SECOND FLOOR

LANDING	Skylight window. Eaves storage – boarded.
BEDROOM 4 [front]	Access to boarded loft space via retractable loft ladder. Fluorescent lighting.
BEDROOM 5 [rear]	Access to boarded loft space via retractable loft ladder. Fluorescent lighting.
FAMILY BATHROOM	Spacious family bathroom with free standing roll top bath. Wall mounted wash hand basin. Glass separate shower cubicle. Low level W.C. Heated towel rail. Tiled floor. Double glazed Velux window. Recessed lighting. Eaves storage with plumbing for washing machine.

OUTSIDE

Gated forecourt parking

Rear gardens approximately 36'0" x 35'5" (10.97m x 10.80m) . Borders with raised brick built patio. Synthetic lawn. Brick built flower beds and shrubs. Twin side access.

PRICE £1,845,000 FREEHOLD

