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**27 WOODFIELD ROAD, EALING, W5 1SL**

Map Ref: E2

**A BEAUTIFULLY RESTORED & SKILFULLY EXTENDED EDWARDIAN  
VILLA IN THIS ELEVATED SPOT**



This exceptionally spacious period semi has benefitted from a ***comprehensive renovation programme*** to provide a *splendid family home still rich in period character and retaining many valuable original features*. Warmed by gas fired central heating including many rooms with ***underfloor heating*** all assisted by double glazing. There is CAT5 cabling throughout and a water softener.

Well placed in this favoured *spot*, close to several notable schools and with easy reach of Ealing Broadway Town Centre and Station, soon to be on Crossrail/The Elizabeth Line. The bubbly local facilities in Pitshanger Village are also close at hand. The accommodation is described in more detail as follows:

**STORM PORCH**

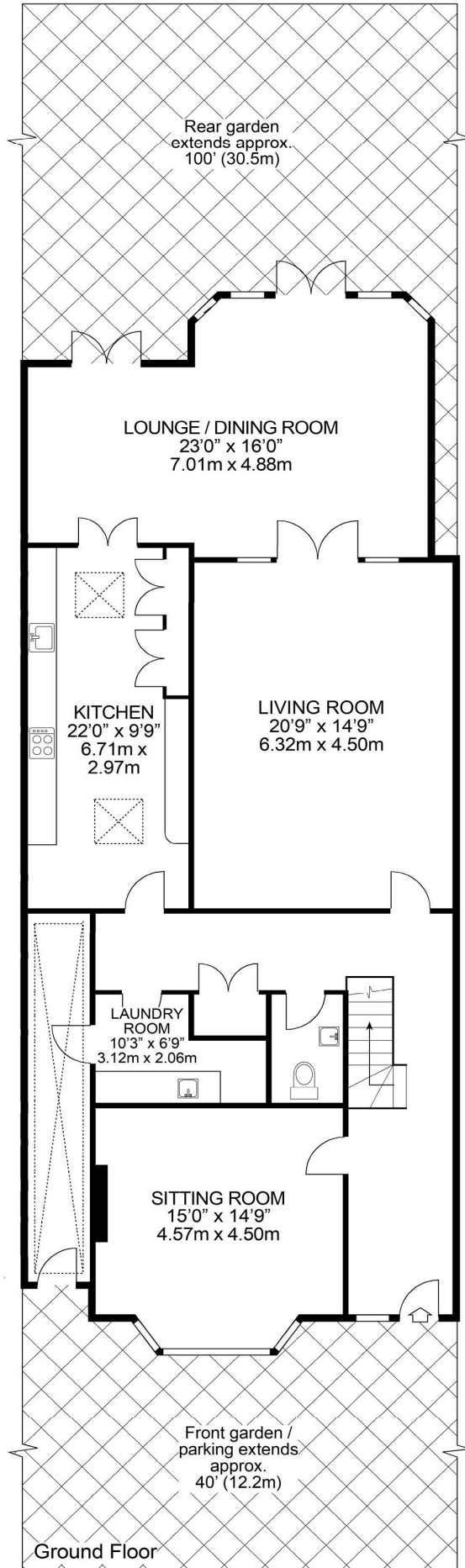
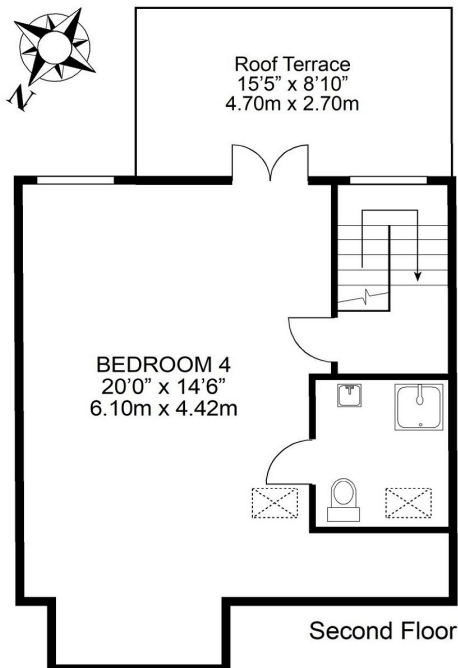
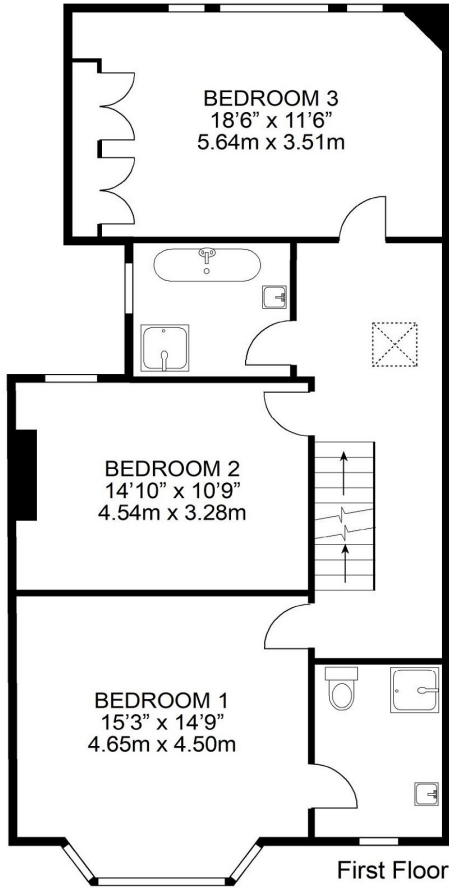
Original front door to:-

**SPACIOUS ENTRANCE HALL**

Built-in cloaks cupboard. Coved ceiling.



27 Woodfield Road W5 1SL  
Approx gross internal floor area  
2945 sq ft (273.6 sq m).  
Plans and area for identification  
and guidance only. Not to scale.



<b>CLOAKROOM</b>	Period style suite of WC. Wash hand basin. Part tiled walls. Heated towel rail.
<b>SITTING ROOM</b> [front]	15'0" x 14'9" (4.57m x 4.50m) A bright west facing room with bay window. Elegant period fireplace. Coved and moulded ceiling. Oak parquet flooring.
<b>LIVING ROOM</b> [rear]	20'9" x 14'9" (6.32m x 4.50m) Coved and moulded ceiling. Wall light points. Double doors to:-
<b>LOUNGE / DINING ROOM</b> [rear]	23'0" x 16'0" (7.01m x 4.88m) Wall light points. Twin set of French doors to garden.
<b>KITCHEN</b>	22'0" x 9'9" (6.71m x 2.97m) Comprehensive range of wall and floor cupboards with black granite work surface. Stainless steel sink. 5-Ring gas hob with extractor hood. Bank of electric ovens. American fridge / freezer.
<b>LAUNDRY ROOM</b>	10'3" x 6'9" (3.12m x 2.06m) Fitted cupboards with granite work surfaces. Inset sink unit. Plumbing for washing machine. Cupboard housing boiler. Access to side passage / cycle storage.

**FIRST FLOOR**

<b>LANDING</b>	Coved ceiling.
<b>BEDROOM 1</b> [front]	15'3" x 14'9" (4.65m x 4.50m) West facing bay window. Coved ceiling. Oak flooring.
<b>EN SUITE SHOWER ROOM</b>	White suite of fully enclosed multi-functional shower. Vanity unit. Low level WC. Fully tiled walls. Chrome ladder heated towel rail.
<b>BEDROOM 2</b> [rear]	14'10" x 10'9" (4.52m x 3.28m) Period fireplace. Coved ceiling. Oak flooring.
<b>BEDROOM 3</b> [rear]	18'6" x 11'6" (5.64m x 3.51m) Fitted wardrobes. Coved ceiling, Oak flooring.
<b>FAMILY BATHROOM</b>	Period style white suite of roll top bath. Separate fully enclosed shower. Vanity unit. Low level WC. Fully tiled walls. Chrome ladder heated towel rail.

**TOP FLOOR**

<b>LANDING</b>	Coved ceiling.
<b>BEDROOM 4</b>	20'0" x 14'6" (6.10m x 4.42m) Range of fitted wardrobes. Coved ceiling. Oak flooring. French doors to roof terrace and storage area.
<b>EN SUITE SHOWER</b>	White suite of fully enclosed shower. Vanity unit. Low level WC. Fully tiled walls. Chrome ladder heated towel rail. Velux window.

**OUTSIDE**

Front garden adapted to provide secure off street parking for upto 4 car with remote controlled gates.

Rear garden extending approximately with terrace, large lawn, specimen planting.

GSS/lo

**PRICE: £1,695,000 FREEHOLD**

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This property has an EPC rating of E  
A full EPC is available on our website or on request

**COUNCIL TAX BAND G**

