

# SINTON ANDREWS

**20 Colebrooke Avenue, Ealing, W13 8JY**

**A wonderful period home in this coveted road in 'St Stephens'.**



**On the West side of this wide residential avenue. Well placed for the town centre amenities at both West Ealing and Ealing Broadway, both to be served by the forthcoming Crossrail/Elizabeth Line. Good schools in the vicinity including Drayton Manor and Notting Hill Girls School.**

**A wide, semi-detached Edwardian house of fully generous and elegant proportions. Thoughtfully modernised with great care throughout to retain its many original features and hallmarks. A very stylish well-appointed kitchen, two bath/shower rooms and a good sized West facing garden.**

**£1,600,000 Freehold**

**84 Northfield Avenue, London, W13 9RR**

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**ENTRANCE PORCH**

**ENTRANCE HALL** Original mosaic patterned floor tiles. Storage cupboard.

**CLOAKROOM** Wash hand basin. Low level w.c.

**FRONT RECEPTION ROOM** 16' x 14' 11" (4.88m x 4.55m) Bay window. Limestone fireplace with slate hearth and gas fire. Ceiling cornice, Amtico flooring, opening to

**KITCHEN** 13' x 14' 2" (3.96m x 4.32m) Amtico flooring. Superb range of gleaming floor and wall cupboards, stone composite work surfaces. Sink unit with mixer tap, integrated stainless steel 'Neff' double oven, hob, extractor fan in stainless steel canopy, dishwasher. Breakfast bar.

**UTILITY ROOM** 9' 3" x 19' 5" (2.82m x 5.92m) Cupboards and work surfaces. Sink unit. Plumbing for washing machine. Door to garden.

**REAR RECEPTION ROOM** 16' x 19' 4" (4.88m x 5.89m) Ceiling cornice and wall panelling. 'Art Deco' style fireplace. French doors to garden.

**STAIRS TO FIRST FLOOR LANDING** Wide landing with rooflight, loft access and fitted cupboard.

**BEDROOM ONE** 16' 6" x 12' 11" (5.03m x 3.94m) Range of fitted bedroom furniture comprising wardrobe and shelf space. Pine floorboards.

**ENSUITE SHOWER ROOM** Shower cubicle, wash hand basin, low level w.c., Floor and wall tiles.

**BEDROOM TWO** 14' 6" x 11' 9" (4.42m x 3.58m) Bay window, period fireplace. Ceiling cornice.

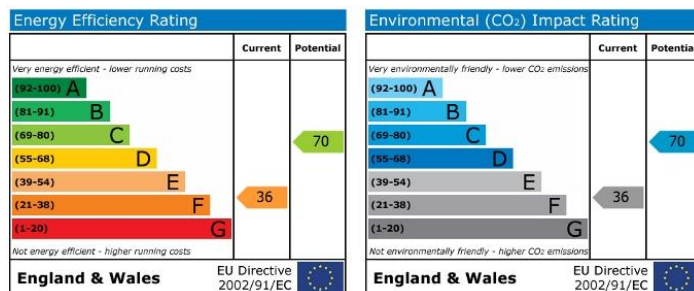
**BEDROOM THREE** 11' 2" x 11' 3" (3.4m x 3.43m)

**BEDROOM FOUR** 7' 6" x 11' 9" (2.29m x 3.58m) Pine floorboards.

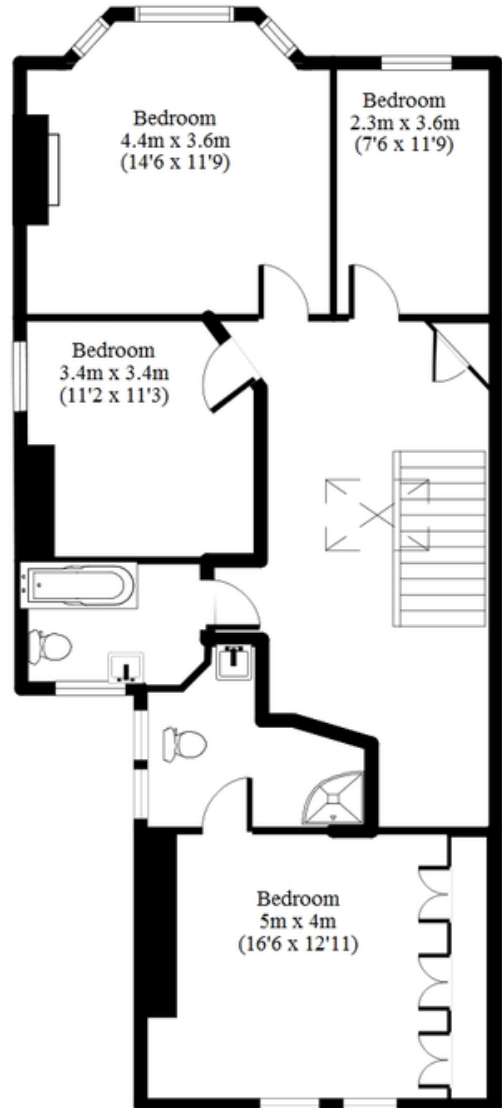
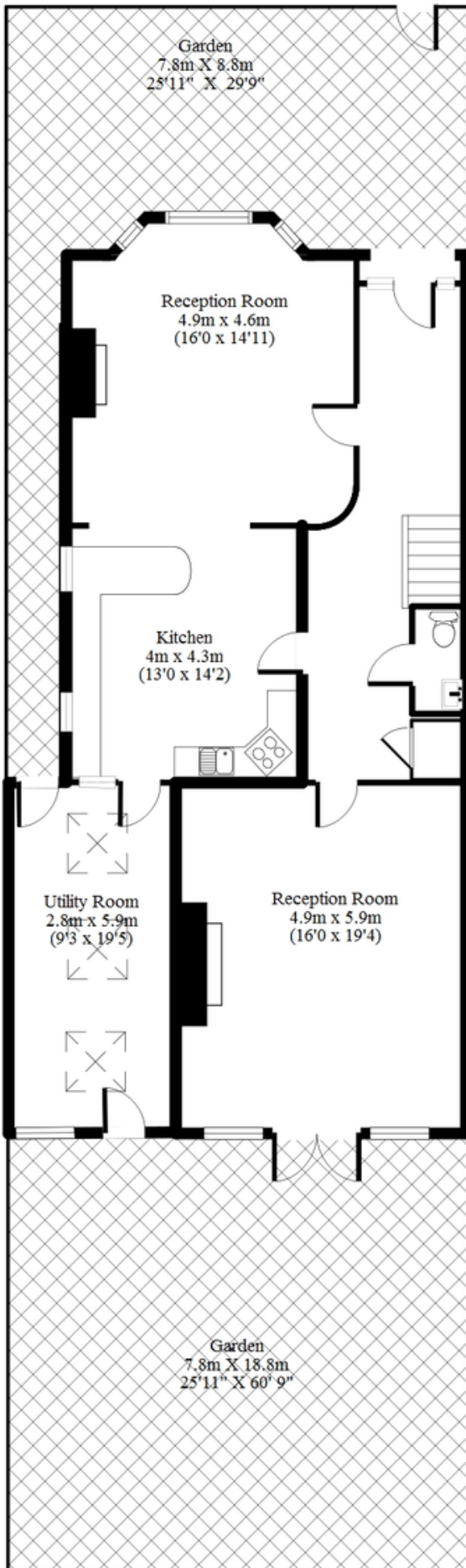
**BATHROOM** Panelled bath with shower, wash hand basin, low level w.c. Wall tiling.

**OUTSIDE** Front Garden: Cobblestones, giving parking for two cars.

Rear Garden: A raised timber deck patio with low level lighting, stepping down to an expanse of lawn with shrub borders. Timber shed. Log store.







### COLEBROOK AVENUE LONDON W13

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and should not be tested and no guarantee prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**198 sq. m / 2131 sq. ft**