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£1,200,000 Freehold

DRAYTON GARDENS, EALING, W13 0LG









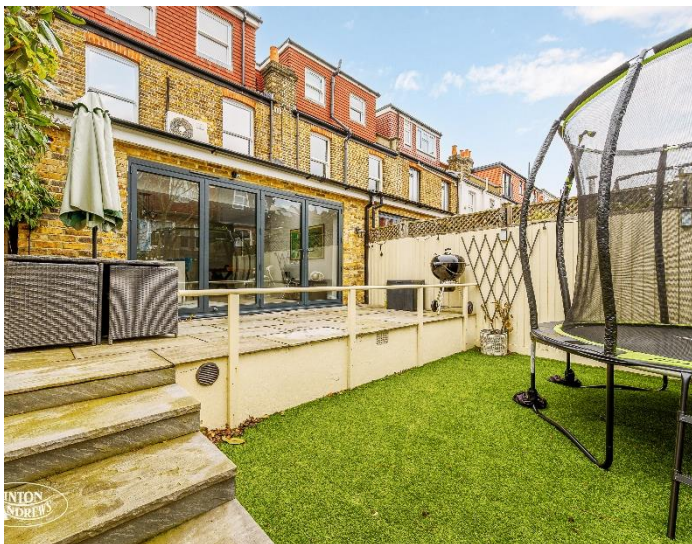
**A BEAUTIFULLY MAINTAINED & EXTENDED FOUR-BEDROOM, TWO-BATHROOM FAMILY HOME IN THE HIGHLY SOUGHT-AFTER "DRAYTONS"**

Located in the heart of this popular enclave of Edwardian homes, Drayton Gardens offers an excellent setting for family living. Just moments from Drayton Green and within easy reach of The Elizabeth Line at West Ealing station, this home benefits from outstanding transport links. Additionally, residents enjoy the convenience of a nearby Waitrose supermarket and a short journey to Ealing Broadway's vibrant town centre. The property also falls within the catchment of highly regarded local schools, making it an ideal choice for families.

Positioned on the sought-after south side of this desirable street, this charming home features a spacious living room and an extended, recently fitted kitchen/diner—perfect for entertaining. Bi-folding doors open seamlessly to the beautifully landscaped, south-facing rear garden on the first floor, you will find four well-proportioned bedrooms, a modern upgraded family bathroom, and an additional shower room. Further benefits include gas central heating and double glazing, stylish flooring throughout, enhancing its modern appeal.

**COUNCIL TAX BAND: F**

**EPC Rating: D**



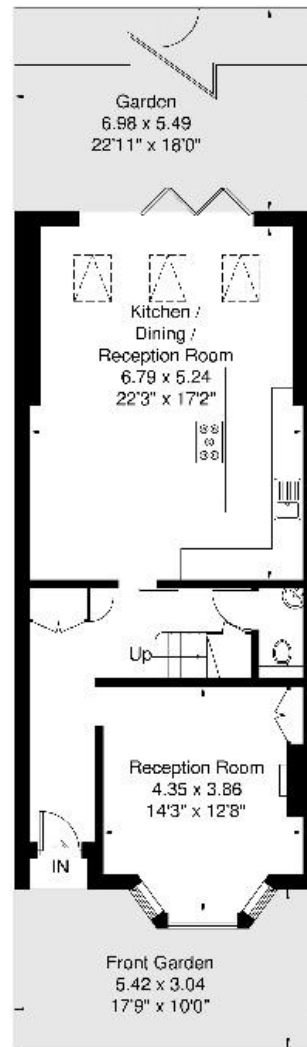
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020 8566 1990



# Drayton Gardens

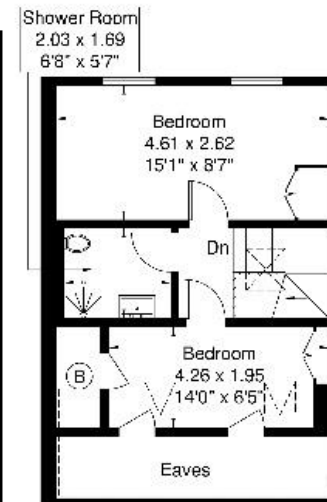
Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft  
 Eaves Storage / Reduced Headroom = 11.0 sq m / 118 sq ft  
 Total = 154.3 sq m / 1660 sq ft



**Ground Floor**  
 64.6 sq m / 695 sq ft



**First Floor**  
 48.3 sq m / 520 sq ft



**Second Floor**  
 30.4 sq m / 327 sq ft  
 Eaves Storage / Reduced Headroom  
 11.0 sq m / 118 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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