#### Location:

Durham Road is very well positioned for families. It is within the catchment of the much sought after Little Ealing Primary and Mount Carmel primary schools, as well as being convenient for South Ealing tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport. The

## Key points:

- 3 Bedrooms
- Freehold house
- Potential to extend S.T.P.P to side and loft
- End terraced home
- Walking distance to Gunnersbury Park
- 5 Minute walk to South Ealing station (Piccadilly line)
- No onward chain

## Do Better:

## Acton

- sales@astonrowe.co.uk
- 57-59 Churchfield Road, Acton, London, W3 6AY

020 8992 3600

## N GARDEN 25'3 x 17'1 (7.7m x 5.2m) BEDROOM 10'2 x 8'10 (3.1m x 2.7m) KITCHEN 20'8 x 10'10 (6.3m x 3.3m) ATHROOM 5'5 x 4'7 .7m x 1.4m) WC 4'7 x 2'5 (1.4m x 0.7m) RECEPTION 10'6 x 9'6 (3.2m x 2.9m) BEDROOM 10'6 x 9'6 (3.2m x 2.9m) RECEPTION 13'5 x 11'2 (4.1m x 3.4m) BEDROOM 15'1 x 13'5 (4.6m x 4.1m)

GROUND FLOOR GROSS INTERNAL FLOOR AREA 534 SQ FT

FIRST FLOOR GROSS INTERNAL FLOOR AREA 522 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1056 SQ FT/ 98 SQM

#### PROPERTY PHOT PLANS ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mistatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Not energy efficient - higher running costs England & Wales	EU Directiv	ve en	Not environmentally friendly - higher CO2 emissions EU Di England & Wales	recti
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(21-38)			(21-38)	
(39-54)	49		(39-54)	
(55-68)	49		(55-68)	
(69-80)			(69-80) C	
(81-91) B		85	(81-91)	
(92 plus) A			(92 plus) 🔊	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO2 emissions	rent



# Aston Rowe





This three bedroom end terraced period house located on Durham Road in the heart of South Ealing. This property boasts three bedrooms and two reception rooms, perfect for a growing family.

One of the highlights of this house is the potential it offers. With the opportunity to extend to the side and loft (subject to the necessary planning permissions via Ealing Council), you can truly make this house your own and tailor it to suit your needs and lifestyle.

The property is within the catchment areas and primary schools in the area include Little Ealing Primary School and Mount Carmel Catholic Primary School, both well regarded schools in the area.

Durham Road is very well positioned for families. It is within the catchment of the much sought after Little Ealing Primary and Mount Carmel primary schools, as well as being convenient for South Ealing tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport. The boutique shops, coffee shops and restaurants of both Northfields and South Ealing are within easy reach as are the pleasant open spaces of Lammas and Walpole parks.

Call to view!

## What's better:

A three bedroom end terraced house in South Ealing.











The current owner says:

The property has potential to extend S.T.P.P to side and loft.