



RICHARD AVES

exp<sup>®</sup> UK

@ richard.aves@exp.uk.com

richardaves.exp.uk.com

07407 235 741

## 2 Hatfield Road, Northfields

Guide Price £1,000,000

3 2 2



- Quote RA1223 on all enquiries
- High specification throughout
- Separate utility area
- Designed for modern living - bright and 'modern traditional' in style
- Strategic West Ealing location - great for local schools and transport
- Stunning, 3 bedroomed family home
- 3 Bedrooms, 2 bathrooms
- Front & rear garden
- Open-plan kitchen-diner leading to garden - bi-fold doors into garden
- Close to West Ealing Station on Elizabeth line and Northfields tube station on the Piccadilly line.





**TOTAL: 1250 sq. ft**  
 FLOOR 1: 594 sq. ft, FLOOR 2: 426 sq. ft, FLOOR 3: 230 sq. ft  
 EXCLUDED AREAS: PATIO: 239 sq. ft, LOW CEILING: 21 sq. ft, WALLS: 132 sq. ft  
(Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed)



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**MACULATE VICTORIAN HOME WITH ELIZABETH LINE LINKS -**

This stunning, chain-free, end-of-terrace Victorian house (approx. 1,250 sq ft) offers the perfect blend of period charm and high-specification contemporary living.

The immaculate family home boasts three generously sized bedrooms and two beautifully appointed bathrooms. The main reception space features sleek bi-fold doors that flood the interior with light and lead directly out to a beautifully manicured, low-maintenance rear garden, perfect for alfresco dining. Further benefits include a separate utility room and a charming front garden. Located in brilliant West Ealing, you'll enjoy superb connections via the nearby Elizabeth Line station, making for an effortless commute into Central London. A truly

