



HELLIWELL & CO  
ESTATE AGENTS

Tring Avenue, Ealing, W5  
Guide Price £1,150,000





 6 Bedrooms |  2 Receptions |  3 Bathrooms |  EPC Current D

Helliwell & Co are happy to present this stunning six bedroom semi-detached house, conveniently located moments' walk away from Ealing Common Station.

Situated on the beautiful tree-lined Tring Avenue, this 1,700 square foot house boasts two reception rooms, a fully fitted kitchen featuring a large Belfast sink and modern range cooker which leads directly onto a patio area and expansive east facing rear garden. Spread over three floors, the first reception room also opens out onto the private garden and has a quaint wood-burning fireplace.

The first floor features four bedrooms and a family bathroom. Stairs lead onto the second floor which features two more bedrooms, a bathroom and ample eaves storage, making this the perfect family home. Additional benefits include a small balcony off the first floor bedroom and the house features neutral décor throughout.

Situated 0.3 miles from Ealing Common Station and 0.9 miles from the newly introduced Elizabeth Line in Ealing Broadway, a trip to central London is now only a mere 25 minutes away, making this the ideal location for commuters. Both Walpole Park and Ealing Common grassland are both easily with walking distance and the property is close to a range of well-established local schools.

- Semi-detached House
- Six Bedrooms
- Three Bathrooms
- Balcony
- Large Private Garden
- Potential to extend STPP
- Double Glazing
- Side Access
- Tenure: Freehold
- Council Tax Band: G

## TRING AVENUE, W5

TOTAL AREA: APPROX. 163.7 SQ. METRES (1761.7 SQ. FEET)



**Ground Floor**

Approx. 66.4 sq. metres (714.4 sq. feet)

**First Floor**

Approx. 57.4 sq. metres (617.6 sq. feet)

**Second Floor**

Approx. 39.9 sq. metres (429.7 sq. feet)



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards