



HELLIWELL & CO  
ESTATE AGENTS

Tawny Close, Ealing W13

Guide Price £625,000





 3 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current C

Helliwell & Co are proud to present this three-bedroom, mid-terraced house with its own private garden, located within a short walk from West Ealing station. Offered to the market with no onward chain.

Completed just before the turn of the century, this contemporary property is neatly tucked away in a quiet cul-de-sac behind Dean Gardens, providing an ideal outlet for families that are looking to make use of the available outdoor space. The front door opens onto the hallway, which is sat between a bright and spacious kitchen, a WC ideal for guests, and a large reception overlooking the rear garden. The kitchen worktop layout along the three walls creates a seamless flow, making for both a practical and efficient use of the space, and maximising storage.

Through to the rear of the property, the reception is awash with an abundance of natural light emanating from the east-facing garden, which makes for a particularly warm and bright space in the mornings. It also benefits from ample under-stairs storage.

Onto the top of the property, you are greeted by three bedrooms – a master, a double and a single – including two with their own built-in cupboards, and a well-proportioned family bathroom with a bathtub and shower. With central heating and double-glazed windows fitted in every room, this property is exceptionally energy efficient and luminous.

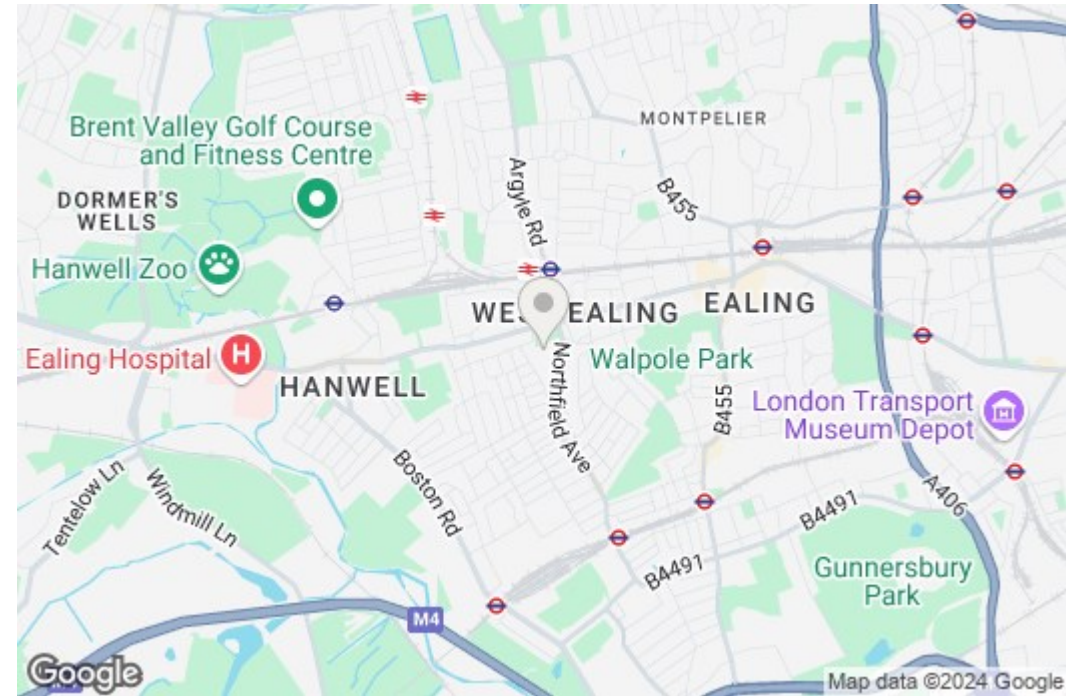
Tawny Close is ideally located for access to both Northfield (Piccadilly line) and West Ealing (Elizabeth Line, National Rail) stations. It also enjoys proximity to Ealing Broadway (Central and District lines, Mainline and Elizabeth Line), in addition to a plethora of local cafes, restaurants and shopping facilities. The beautiful open spaces of both Walpole and Lammas parks provide a perfect reprieve in the form of weekend and morning walks.



- Terraced House
- Three Bedrooms
- Downstairs WC
- Circa 838sqft
- Private Garden
- No Onward Chain
- Off Street Parking
- Close to Elizabeth Line
- Tenure: Freehold
- Council Tax Band: E

## TAWNY CLOSE, LONDON, W13

TOTAL AREA: APPROX. 77.9 SQ. METRES (838.5 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