











🛏 3 Bedrooms | 🛋 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current D

Helliwell and Co are delighted to present this highly desirable cottage located on a quiet cul-de-sac close to the beautiful green open spaces of Ealing Common.

This beautiful and charming cottage is arranged over three floors and has a sunny south-facing front garden leading to a receiving hallway. A bright and spacious open-plan reception and dining area with an original feature fireplace is adjacent to the fully fitted separate kitchen and integrated appliances. From here one can access the private courtyard garden. On the first floor, there are two double bedrooms, a newly fitted bathroom, and stairs to the loft, which has been converted to provide space for a study. The sash windows, which are double-glazed, have been retained and add to the period charm.

Offered to the market with no onward chain this property combines period charm with modern convenience.

St Matthews Road is ideally located for access to both Ealing Broadway (Crossrail, Central and District lines, mainline) and Ealing Common (District and Piccadilly line). There are also multiple local shops, restaurants and bars in the area, as well as numerous local schools and the open spaces of Ealing Common.

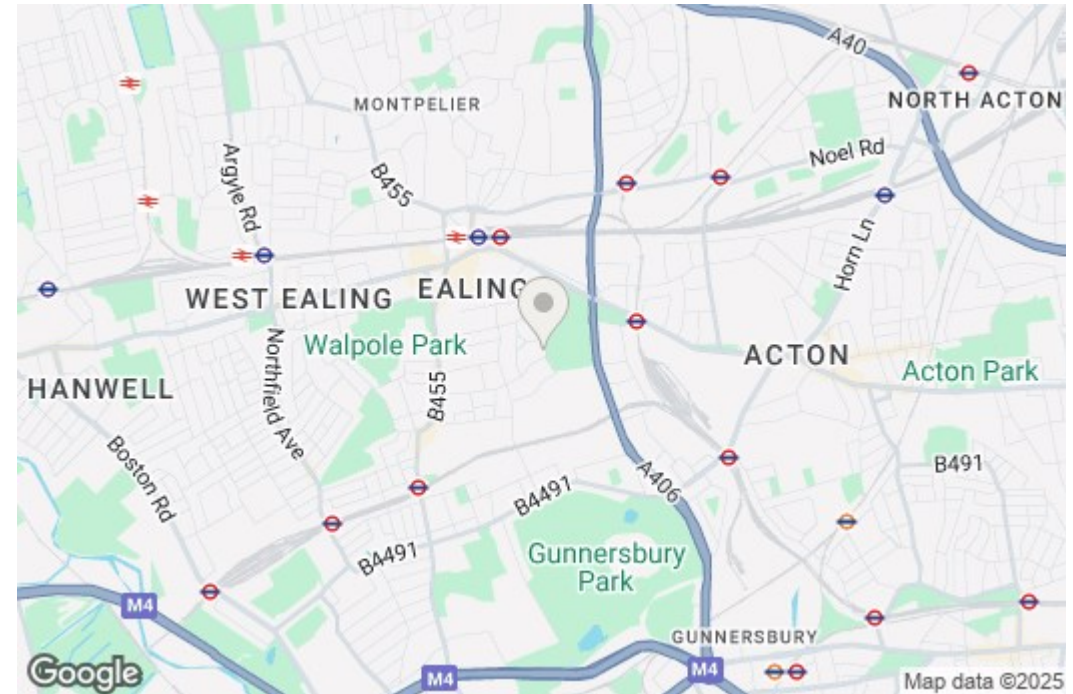
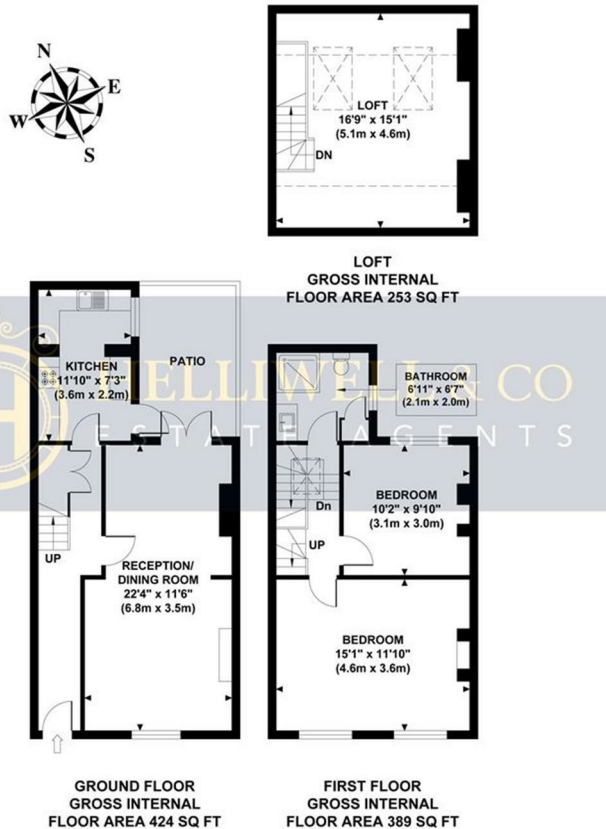
- Charming Cottage
- Cul-de-sac
- Period Features
- Private Courtyard
- Double Glazed Sash Windows
- No Onward Chain
- Circa 1066sqft
- Excellent Location
- Tenure: Freehold
- Council Tax Band: E



## ST MATTHEW'S ROAD

Approximate Gross Internal Area

1066 sq ft / 99.0 sq m



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.