



SARA MORTON

BESPOKE REAL ESTATE AGENT



## 40 Waldemar Avenue

, West Ealing, W13 9PY

Price Guide £850,000

SEMI DETACHED, THREE BEDROOMS, GARAGE, OFF STREET PARKING, FRONT AND REAR GARDENS, NO ONWARD CHAIN, POTENTIAL TO EXTEND (STPP).

Welcome to Waldemar Avenue, West Ealing - a charming location that could be the perfect setting for your new home, close to Walpole Park and Lammas Park with sports area and children's play area.

South Ealing and Northfields Piccadilly Line Underground Stations are well placed, along with West Ealing and Ealing Broadway town centres. There are also excellent schools such as Little Ealing, Fielding and Mount Carmel Catholic Primary Schools all close by.

This delightful semi-detached home offers a rare and exciting opportunity for updating and modernisation, boasting a generous entrance hall, spacious dual aspect reception/dining room with French doors to the garden, ideal for entertaining guests, and a kitchen with a door to the garden.

To the first floor are two bedrooms with fitted wardrobes and a further bedroom currently used as an office, family bathroom with storage cupboard and separate W/C.

The stunning garden has a shed and entrance to the garage.

Nestled in this prestigious tree lined road, this house presents a wonderful opportunity to create a fabulous home. With scope to extend (STPP).

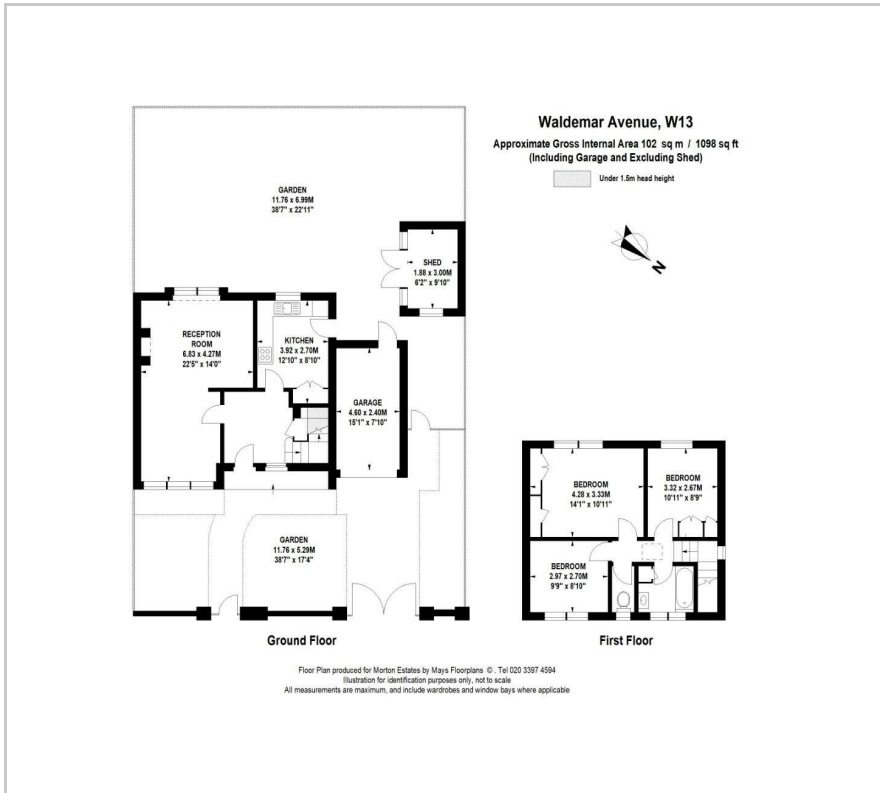
- SEMI DETACHED HOME
- THREE BEDROOMS
- OFF STREET PARKING WITH GARAGE
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- POTENTIAL TO EXTEND (STPP)
- IN NEED OF MODERNISATION
- CLOSE TO LAMMAS AND WALPOLE PARK
- CLOSE TO NORTHFIELDS AND SOUTH EALING UNDERGROUND STATIONS
- CLOSE TO EXCELLENT SCHOOLS SUCH AS LITTLE EALING.

### Viewing

Please contact our Sales Office on 0208 181 9660 if you wish to arrange a viewing appointment for this property or require further information.



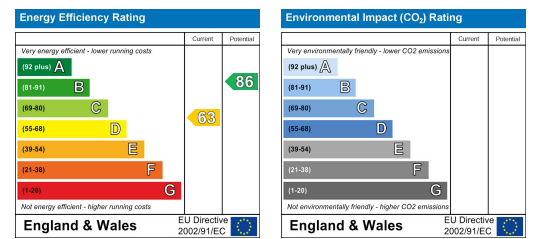
## Floor Plan



## Area Map



## Energy Efficiency Graph



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