



**Freehold / House - Terraced**

**Drayton Road**

**£1,200,000**

Situated in the heart of 'The Draytons' and on the doorstep of the Elizabeth line, this classic late Victorian Villa has been thoughtfully renovated by the current owners to provide a truly magnificent family home.

- Four double bedrooms
- Circa 1700 sq. ft living space
- Two balconies
- Original features
- Fully refurbished
- Less than minutes walk to Crossrail'
- Upstairs utility room
- Fabulous open-plan kitchen







**Freehold / House - Terraced**

# Drayton Road, W13 0LD

£1,200,000

Offering close to 1700 sq. ft of living space and four double bedrooms, this Victorian house has been the subject of a full and recent transformation. Arranged over three floors and blending the perfect balance of period detailing and contemporary family living.

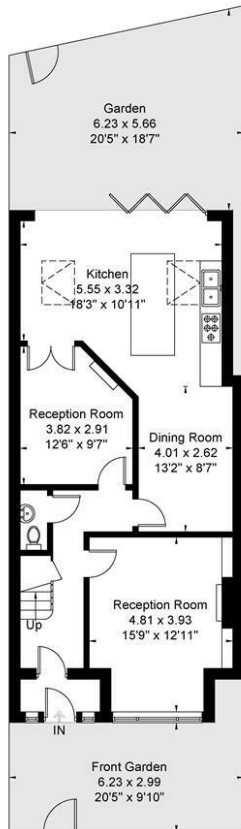
The ground floor features a front reception room with a large bay window and a beautiful fully functioning fireplace. The second reception room, currently used as a children's play area (could also be used as a formal dining room or study), has original French doors, a fireplace and parquet flooring throughout. The rear of the house has been extended, creating a fantastic open-plan kitchen, diner and living area. The high ceilings and crittall bi-folding doors are among many stand out features. The downstairs cloakroom completes the ground floor. Outside, the tranquil rear garden has been recently designed with entertaining in mind.

Up onto the first floor there's three double bedrooms and a stylish family bathroom. The top floor is a well crafted loft conversion, which now houses the principal bedroom, a fabulous en suite shower room and a very useful utility room. The property boasts two balconies, accessed from the front bedroom on the first floor and the top floor bedroom, the perfect place to enjoy your morning coffee.

Located in the heart of 'The Draytons' area of Ealing which is highly sought after due to it's close proximity to the local amenities of West Ealing Broadway and transport services. With the introduction of Crossrail's Elizabeth line, the route will significantly improve links beyond London Paddington to include Bond Street, Liverpool Street and Canary Wharf.



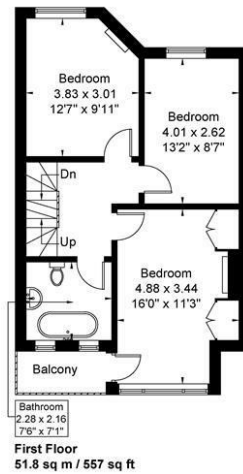




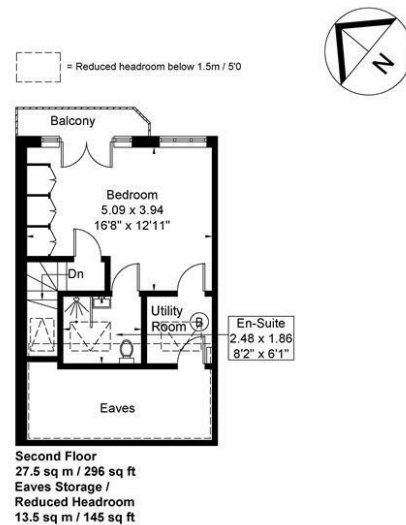
Ground Floor  
76.6 sq m / 824 sq ft

## Drayton Road

Approximate Gross Internal Area = 155.9 sq m / 1678 sq ft  
 Eaves Storage / Reduced Headroom = 13.5 sq m / 145 sq ft  
 Total = 169.4 sq m / 1823 sq ft



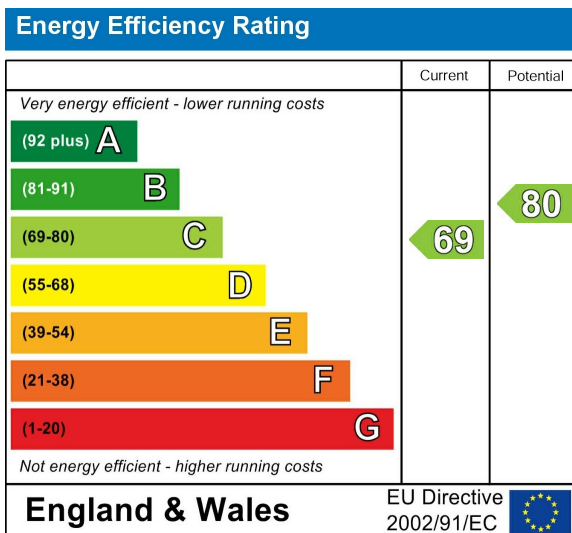
First Floor  
51.8 sq m / 557 sq ft



Second Floor  
27.5 sq m / 296 sq ft  
 Eaves Storage /  
 Reduced Headroom  
 13.5 sq m / 145 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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### Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.