

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Semi-Detached**

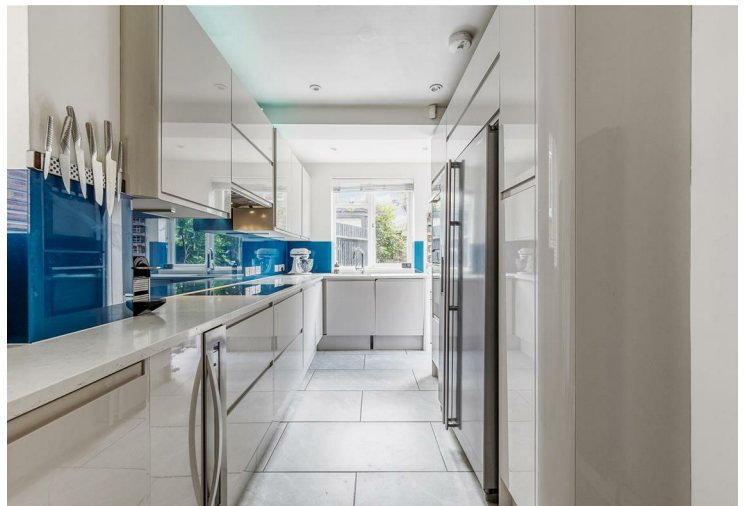
**Bruton Way**

**£1,150,000**

A five bedroom semi-detached family home with a wonderful South-facing garden and boasting off-street parking for two cars.

- Five bedrooms
- Wonderful South-facing garden
- Off-street parking for 2 cars
- Home office
- Local parks
- Elizabeth Line (West Ealing)







**Freehold / House - Semi-Detached**

# Bruton Way, W13 0BY

£1,150,000

Tucked away on a quiet residential street and moments from Cleveland Park, this traditional 1930's house offers so much for the family.

The ground floor features a wide entrance hall, a wonderful through lounge/diner with a gas burner and doors leading to the rear garden. The smart and fully fitted kitchen has been updated by the current owners in recent years. A very useful downstairs cloakroom completes the ground floor.

Up onto the first floor there are two double bedrooms, two single bedrooms and a luxury family bathroom. The conversion of the loft space has created a principal bedroom with a recently fitted en-suite shower room.

The garden is South facing and extends to over 80'. With a very impressive home office and garage, this offers something unique.

Located in this prime residential area of Ealing, close to both Scotch Common and Cleveland Park, the neighbourhood shops in Pitshanger Lane and a selection of fantastic local schools. For the road traveller, the A/M40 can be accessed quickly, frequent buses serve Ealing Broadway Town Centre and the Elizabeth Line at West Ealing station offers excellent transport links to London.



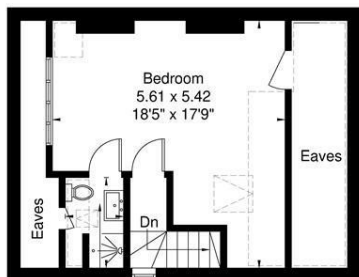


## Bruton Way

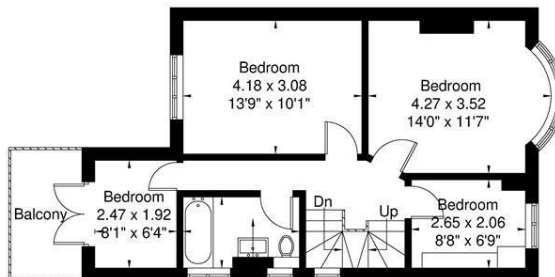
Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft  
 Eaves / Reduced Headroom = 18.4 sq m / 198 sq ft  
 Garage = 12.6 sq m / 135 sq ft  
 Outbuilding = 13.3 sq m / 143 sq ft  
 Total = 179.4 sq m / 1930 sq ft



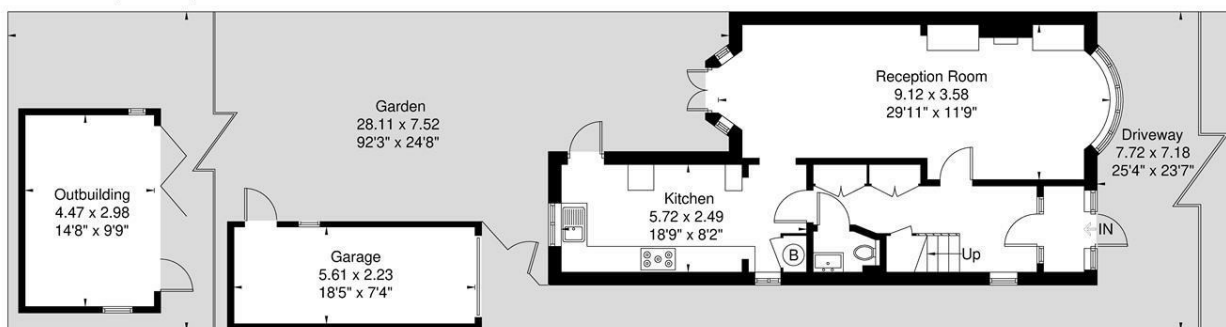
= Reduced headroom below 1.5m / 5'0"



**Second Floor**  
 25.3 sq m / 272 sq ft  
 Eaves / Reduced Headroom  
 18.4 sq m / 198 sq ft



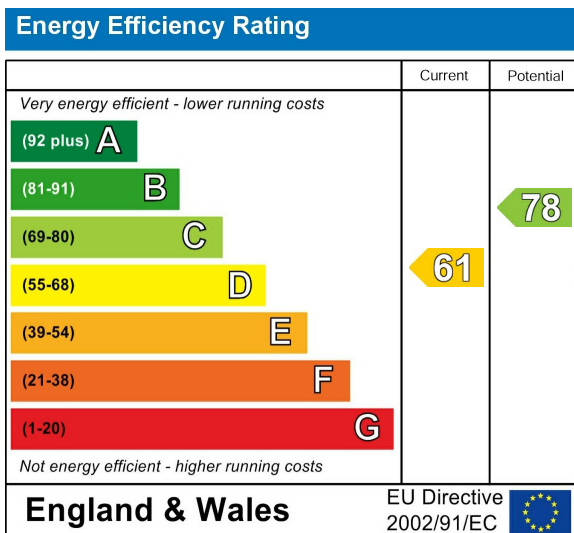
**First Floor**  
 51.8 sq m / 557 sq ft



**Outbuilding** 13.3 sq m / 143 sq ft  
**Garage** 12.6 sq m / 135 sq ft  
**Ground Floor** 58.0 sq m / 624 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.