

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Semi-Detached

Royal Gardens

£1,195,000

A rarely available and exceptionally spacious 1930's double fronted semi-detached family home, with a wonderful West facing garden, ample off street parking and offering further scope for extensions (STP).

- Double fronted semi-detached house
- Huge West facing garden
- Off-street parking for multiple vehicles
- Circa 2100 sq. ft.
- No onward chain
- Five bedrooms



Freehold / House - Semi-Detached

Royal Gardens, W7 2AW

£1,195,000

Offered to the market on a chain free basis, this five bedroom family home has been very well maintained and cared for by the current owner. As you enter the property you are greeted by an exceptionally wide hallway with 'Amtico' flooring. The large front reception room boasts a beautiful fireplace and ceiling cornices, the second reception currently serves as a formal dining room. At the rear of the property you will find the good size fitted kitchen leading into the breakfast room, which features useful built-in cabinets and storage.

Upstairs, there are four double bedroom, all of which have built-in wardrobes and a large family bathroom. The top floor houses a huge double bedroom and plenty of additional storage space. Outside, there is a wonderful West facing rear garden, which is circa 70' in length with side access to a very useful utility room and garage. There is also ample off street parking at the front.

Situated in the heart of sought after Boston Manor, just a short walk from the Piccadilly Line tube station (offering speedy access to the City & Heathrow) and with good local shops including a Sainsbury's, restaurants and regular bus services into Ealing Town Centre, all close at hand. Elthorne High school is literally just around the corner and also within easy reach of Fielding and Oakland's Primary schools. Hanwell station for the excellent Elizabeth line is also within easy reach as are the lovely green open spaces of Elthorne park and pleasant walks along the Grand Union canal, all close at hand.



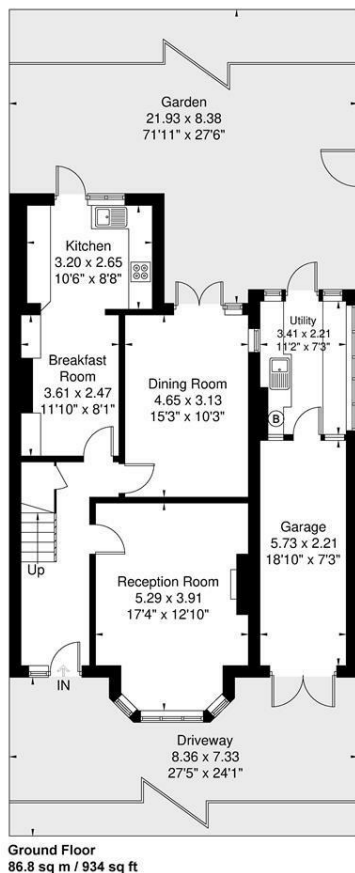
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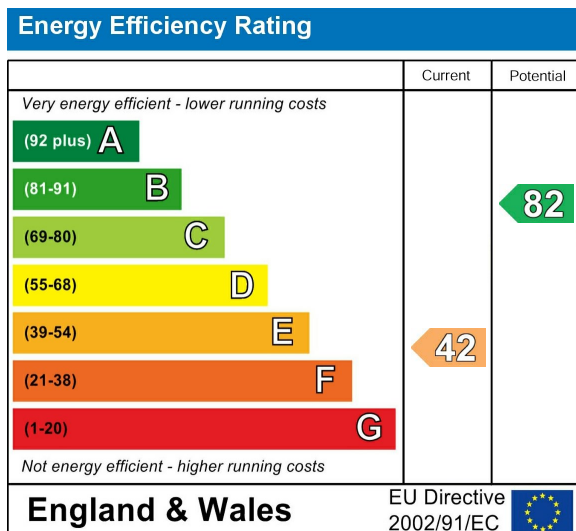
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Approximate Gross Internal Area = 181.3 sq m / 1951 sq ft
Eaves Storage / Reduced Headroom = 16.5 sq m / 177 sq ft
Total = 197.8 sq m / 2128 sq ft



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



Call us on

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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.