



**Bruton Way, London, W13 0BY**

**Welcome to  
Bruton Way, London**

This spacious, captivating, semi-detached, family house comes with a permeable block paved drive and is in immaculate condition throughout. The house was fully refurbished throughout when purchased, offering high-end quality and specification. On the ground floor the property offers a porch with lockable glass curtain providing protection from weather and secure entry onto the entrance hall, Oak flooring throughout the ground floor, a spacious reception room with a gas fired coal-effect fire fireplace, bow windows, a rear 23' extended modern, luxury kitchen/dining/breakfast room with narrow framed slide and turn doors onto the large landscaped rear garden, underfloor heating, Mobalpa handleless kitchen units, Silestone quartz worktops, splashbacks and Island with Schulte Evoline pop-up multi socket, USB outlets, two solar-powered remote controlled Velux integra windows and a ground floor useful, utility room and cloakroom. The first floor offers sealed pine flooring and plantation shutters throughout, a front main double bedroom with a bow window and Sharps fitted bespoke wardrobes with PIR automatic lighting, a rear second double bedroom also with Sharps bespoke fitted wardrobes, a third bedroom and a stylish, fully tiled, family bathroom. The top floor offers a bright & airy rear double bedroom with an en-suite modern bathroom and a Juliet balcony with lovely green aspect views and a further double bedroom with an en-suite bathroom. Other benefits include LED downlights in all bathrooms, underfloor heating on the ground floor, hardwired smoke alarm, wireless intruder alarm, BTW WS455 water softener, NEFF appliances a delightful, landscaped rear garden which includes a mature wisteria on arbour, decked areas, a hot tub and a useful rear studio which includes a workshop room, a studio multi room, a shower room and sauna and no onwads chain.

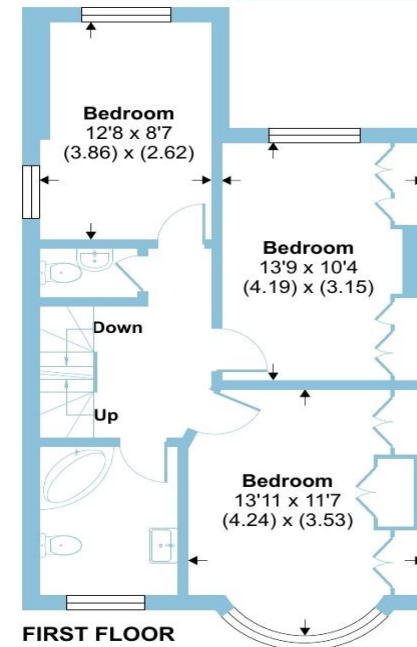
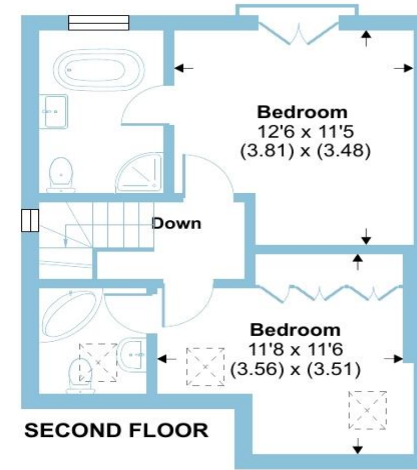
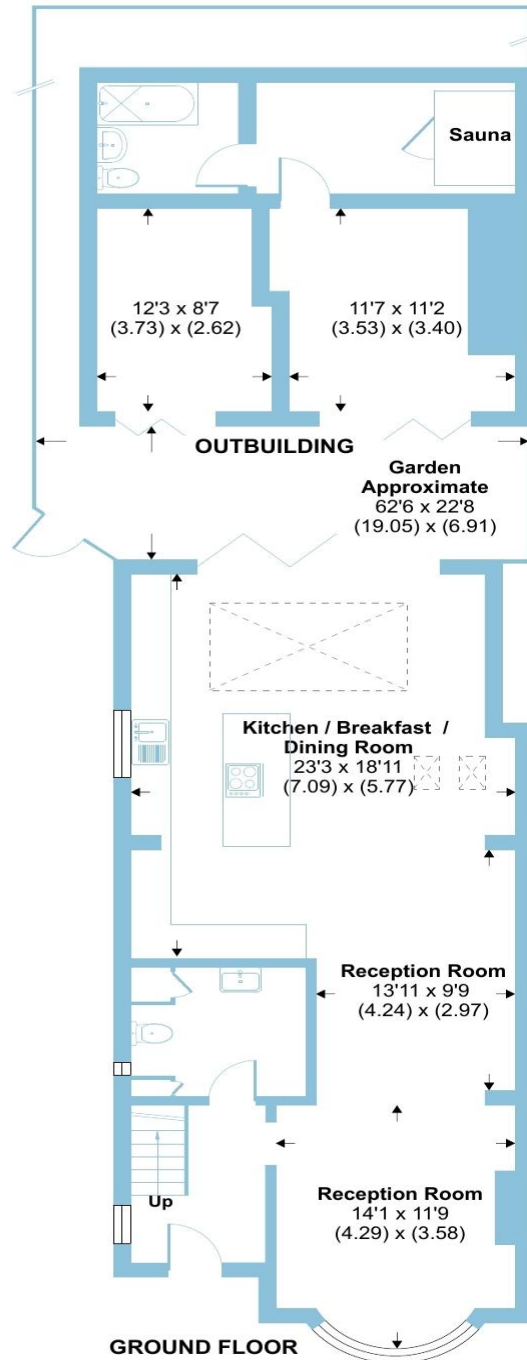
The property is walking distance to the popular Cleveland Park and Castlebar & West Ealing train station (Great Western Rail & Elizabeth line), Pitshanger Village and Ealing Broadway are also within easy access, offering the popular Ealing Broadway shopping centre, with an abundance of restaurants, bars, cafes, local schools, the new Filmworks picture house and Ealing Broadway tube station (Central line, District line, Great Western Rail & Elizabeth line).



# Bruton Way, London, W13

Approximate Area = 1801 sq ft / 167.3 sq m  
 Outbuilding = 378 sq ft / 35.1 sq m  
 Total = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Barnard Marcus. REF: 1178137



welcome to

## Bruton Way, London

- Immaculate, semi-detached family house offering circa 2200 sq.ft
- Five good sized bedrooms & three bathrooms & two extra WC's
- Large through reception/living room
- Generous, bright, modern kitchen/dining & breakfast room with slide & turn doors onto the large South Facing rear garden
- Off street parking paved driveway with EV charging point & secure side access
- Rear useful outbuilding which includes a workshop room, a studio multi room, a bathroom and a sauna
- Walking distance to transport links, local parks and Trailfinders sports club

Tenure: Freehold EPC Rating: C

guide price

**£1,400,000**

This immaculate, semi-detached family house situated on Bruton Way in Ealing offering fantastic location and circa 2200 sq.ft, the property offers five bedrooms, three bathrooms, two receptions, a rear studio room, off street parking driveway with EV charging point refurbished to a very high standard and quality throughout and has no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109155](https://barnardmarcus.co.uk/Property/EAL109155)



Property Ref:  
EAL109155 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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