



31 Waldegrave Road

, Ealing, W5 3HT

£750,000 Freehold



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A spacious end of terrace property, currently arranged as two flats (but with ability to restore to a family property), in need of complete modernisation. The accommodation comprises a spacious ground floor with reception room, bedroom, kitchen, shower room, under stair storage and direct access to the rear garden. To the first floor there are two good sized bedrooms, kitchen and bathroom. The property also has double glazed windows to the ground floor and both front and rear gardens. There is also the potential to extend (subject to the usual planning consents). It is offered to the market with no upper chain.

ENTRANCE HALL

Original style front door, parquet flooring, two doors (one to ground floor accommodation and one to first floor accommodation via staircase)

GROUND FLOOR

Inner hallway with access to under stair storage cupboard housing meters

LOUNGE (front)

Bay with uPVC double glazed windows, coved ceiling

BEDROOM (rear)/DINING ROOM

Period fireplace, coved ceiling, picture rails, uPVC double glazed window and door to:

REAR LOBBY

Access to rear garden and to:

SHOWER ROOM

Large shower cubicle with electric shower unit, low level w.c., vanity wash hand basin, part tiled walls, double glazed window, tiled flooring, heated towel rail

KITCHEN

Single drainer stainless steel sink unit, range of fitted wall and floor units, four burner gas hob, extractor hood above, gas cooker point, space for fridge freezer, plumbing for washing machine and dishwasher, double glazed window

FIRST FLOOR

Access via staircase from ground floor, landing with feature stained glass sash window, built in cupboard with water heater

BEDROOM 1 (front)

Period style fireplace, coved ceiling, Dimplex electric heater

BEDROOM 2 (rear)

Period style fireplace, coved ceiling, picture rails, original built in wardrobe, double hung sash windows, Dimplex electric heater

KITCHEN (front)/BEDROOM

Single drainer sink unit, wall mounted heater, gas cooker point

BATHROOM (rear)

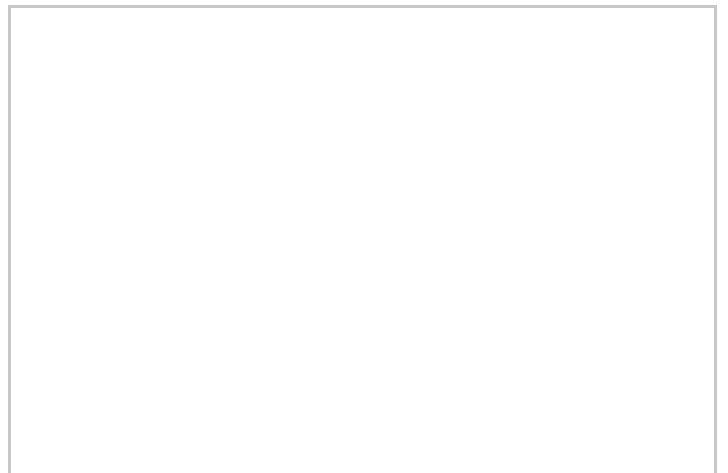
Original cast iron bath, wall mounted wash hand basin, original style w.c., natural light

OUTSIDE

Both front and rear gardens, the latter approx. 30' in length

COUNCIL TAX

Band E (whole property)



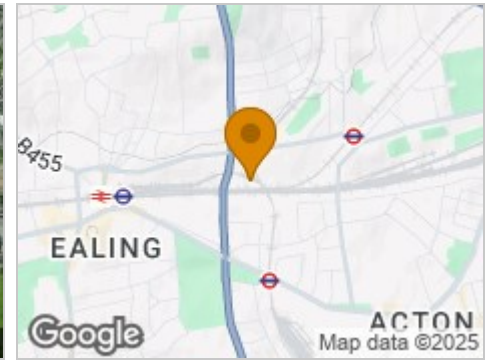
Road Map



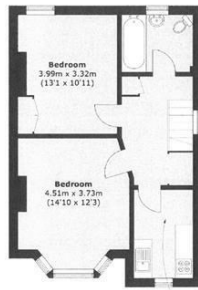
Hybrid Map



Terrain Map



Floor Plan



First Floor



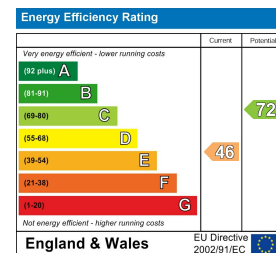
Ground Floor

Total area (approx.): 106.2 sq. m (1143.1 sq. ft)

Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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