



Netherbury Road, Ealing, W5 4SP
£900,000



NO UPPER CHAIN. Constructed Circa 1906 we are delighted to present this charming period end of terrace house, boasting four bedrooms and a wealth of character throughout. The property offers a spacious open plan living room/dining area, a galley style kitchen leading to a utility area, there is also a shower cubicle and a downstairs cloakroom. To the first floor, you will find three well-proportioned bedrooms and a family bathroom. Upstairs, the loft conversion features a fourth double bedroom with a shower cubicle, storage cupboards in the eaves, and a separate wc. To the rear is a garden offering room to entertain. Located in this highly convenient location between Northfields and South Ealing (Piccadilly Line) Stations as well as buses to Ealing Broadway which offers the Elizabeth Line, District and Central Lines. South Ealing has a Co-op supermarket and a wide range of other shopping facilities such as a chemist and butchers. The property is close to several parks including Lammas, Walpole, Blondin and Gunnersbury Parks & within easy reach of local schools including Little Ealing Primary, Mount Carmel, and Ealing Fields High School.



ENTRANCE PORCH

Front aspect double glazed door, front aspect double glazed frosted window, tiled flooring.

ENTRANCE HALL

Front aspect double glazed frosted door, frosted window, coved ceiling, fitted cupboard, radiator.

LIVING/DINING ROOM

Front aspect double glazed bay window, rear aspect double glazed door, coved ceiling, radiator x 3, storage cupboard.

KITCHEN/UTILITY

Rear aspect double glazed window, rear aspect double glazed door, tiled flooring, under stair storage cupboard, a range of base and eye level units, stainless steel sink with drainer, space for appliances including fridge freezer, washing machine and dryer, door to:

DOWNSTAIRS SHOWER ROOM

Tiled flooring, tiled walls, shower cubicle with shower attachment and mixer taps, radiator.

DOWNSTAIRS CLOAKROOM

Rear aspect double glazed frosted window, tiled flooring, wall mounted wash hand basin, low level wc, radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO

Front aspect double glazed bay window, fitted wardrobes, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator, fitted wardrobes, vanity unit incorporating wash hand basin.

BEDROOM FOUR

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin.

SEPARATE WC

Rear aspect double glazed frosted window, tiled walls, radiator, low level wc.

SECOND FLOOR LANDING

Rear aspect double glazed window, door to:

BEDROOM ONE

Rear aspect double glazed window, skylight, fitted wardrobes, eaves storage, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin.

SEPARATE WC

Rear aspect double glazed window, low level wc.

FRONT

Patio area.

REAR GARDEN

Mainly laid to lawn, mature shrub and flower borders, panel enclosed fence.

OUTBUILDING

Power and lighting.

COUNCIL TAX

London Borough of Ealing - Band F - £2,948.14

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

South Ealing - 0.2 Miles - Piccadilly
Northfields - 0.4 Miles - Piccadilly
Ealing Broadway - 1.5 Miles - Central/District/Elizabeth



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		56	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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