

# Rolfe East



Woodstock Avenue, West Ealing, W13 9UG

£949,950 Freehold

- Lovely Edwardian family home
- Three reception rooms
- Three bedrooms
- Stunning views across the Bowling Green
- Scope for further extension potential (STPP)
- Close to shops and tube station
- Less than 0.2 of a mile from Fielding Primary School
- Freehold house

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Rolfe East are delighted to present to the market this classic Edwardian family home, boasting wonderful views across the bowling green and playing fields, and well located just moments from top schools and public transport links.

Much character remains in this lovely family home, with lovely original patterned high ceilings and accommodation is spacious too and comprises a welcoming hallway, three reception rooms including a front lounge, dining room with doors leading out to the garden, a breakfast room which then leads on to the modern kitchen. Upstairs, there is a spacious landing, three bedrooms and a bathroom with separate WC. There is also a wonderful sun trap balcony accessed from the rear double bedroom which overlooks the garden and bowling green.

Outside, there is a front and rear garden, with the rear being a sunny southerly aspect and mostly lawned.

Superbly located, Woodstock Avenue is a highly sought after residential road, just a few moments from both the highly regarded Fielding & Elthorne Schools. The property is just over half a mile to Northfield Avenue with all of the boutique shops, restaurants and Northfields Tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport. The property also benefits from being close to beautiful Lammas Park and Walpole Park (home of many food, music and jazz festivals).

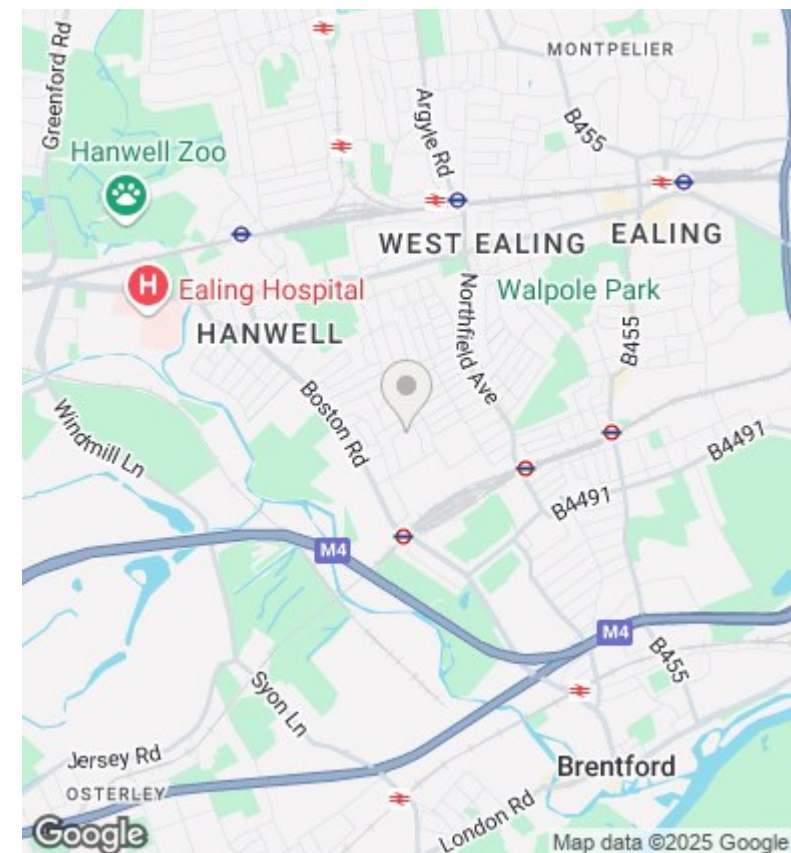
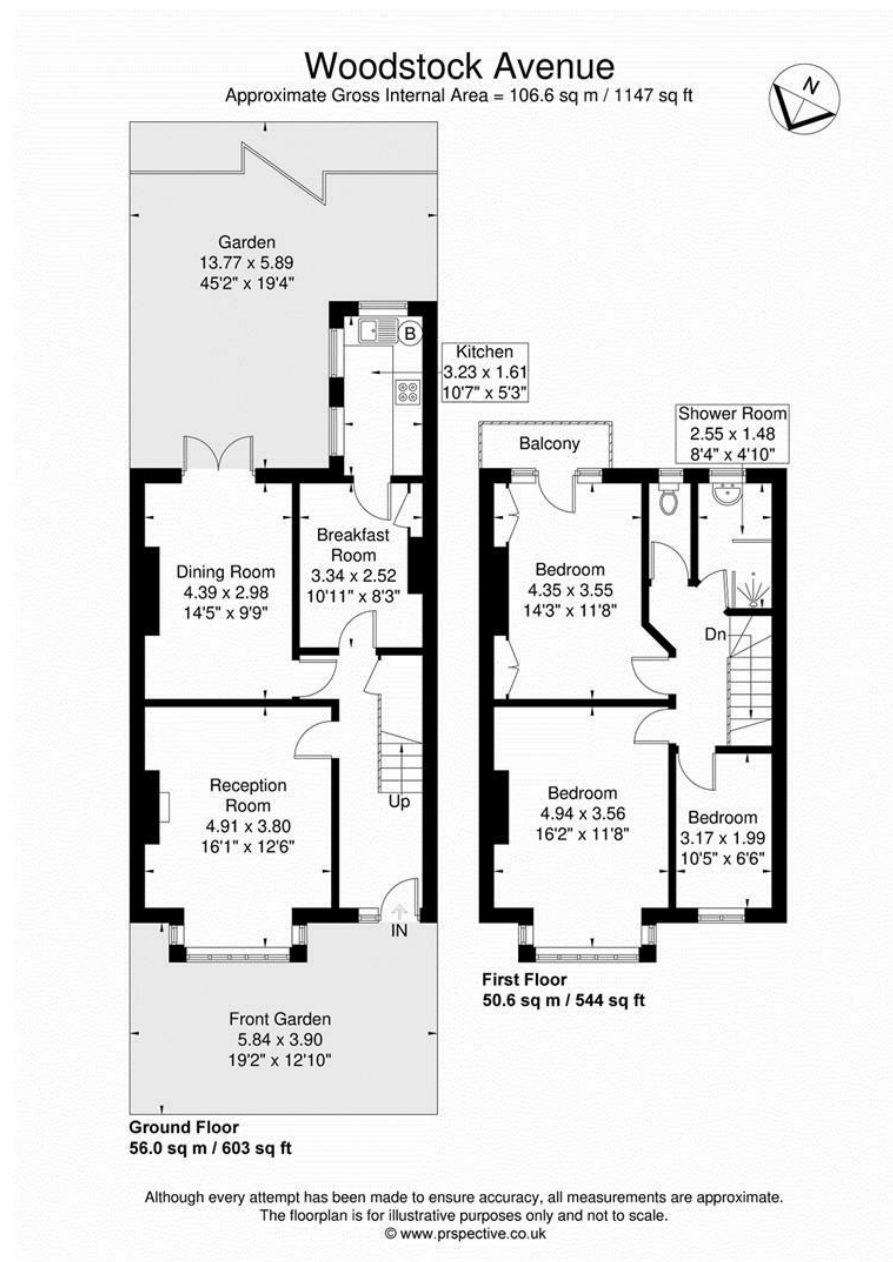
The property must be viewed, so call Rolfe East today.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC