

Rolfe East



Windmill Road, Ealing, W5 4UR

£1,650,000 Freehold.

- Lovely detached family home
- Three reception rooms
- Off street parking
- Close to sought after local schools
- Five bedrooms
- Beautiful private gardens
- Moments from Northfields station (Piccadilly Line)
- Must be viewed

289 Northfield Avenue, Ealing, W5 4XB
020 8579 1111

northfields@rolfe-east.com
<https://www.rolfe-east.com/>

A very well presented and much extended five bedroom/two bathroom detached family home, superbly located on this sought after road, close to lovely Blondin Park and moments from Northfields Underground station.

This beautiful family home offers wonderful living accommodation with a quality finish and comprises a welcoming hallway, a downstairs cloakroom, a large (double) through lounge, a separate dining room, a study/reading room, a separate kitchen and a conservatory leading out to the garden. Upstairs, there is a landing giving access to five well proportioned bedrooms (four of which are doubles) and two bathrooms (one of which is en suite to the master bedroom). There is also a large loft, which could give even more extension potential (subject to gaining consents).

Outside, there are attractive gardens to the front and rear, with off street parking to the front, whilst the rear is very private with a spacious patio seating area leading to the lawn with many mature and very well kept plants, shrubs and trees. It is a perfect garden for both entertaining and relaxing in.

The property boasts a fantastic location, just moments from Northfields tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport. It is also conveniently located for many sought after local schools including Little Ealing Primary and Ealing Fields. The many boutique shops, restaurants and coffee shops on Northfield Avenue are within easy reach as is beautiful Lammas Park. Ealing Broadway's shopping mall, restaurants and bars are a pleasant walk or a short bus hop away.

This property boasts 2200 sq. ft. of accommodation in a prime location, so call Rolfe East today to arrange your appointment to view.

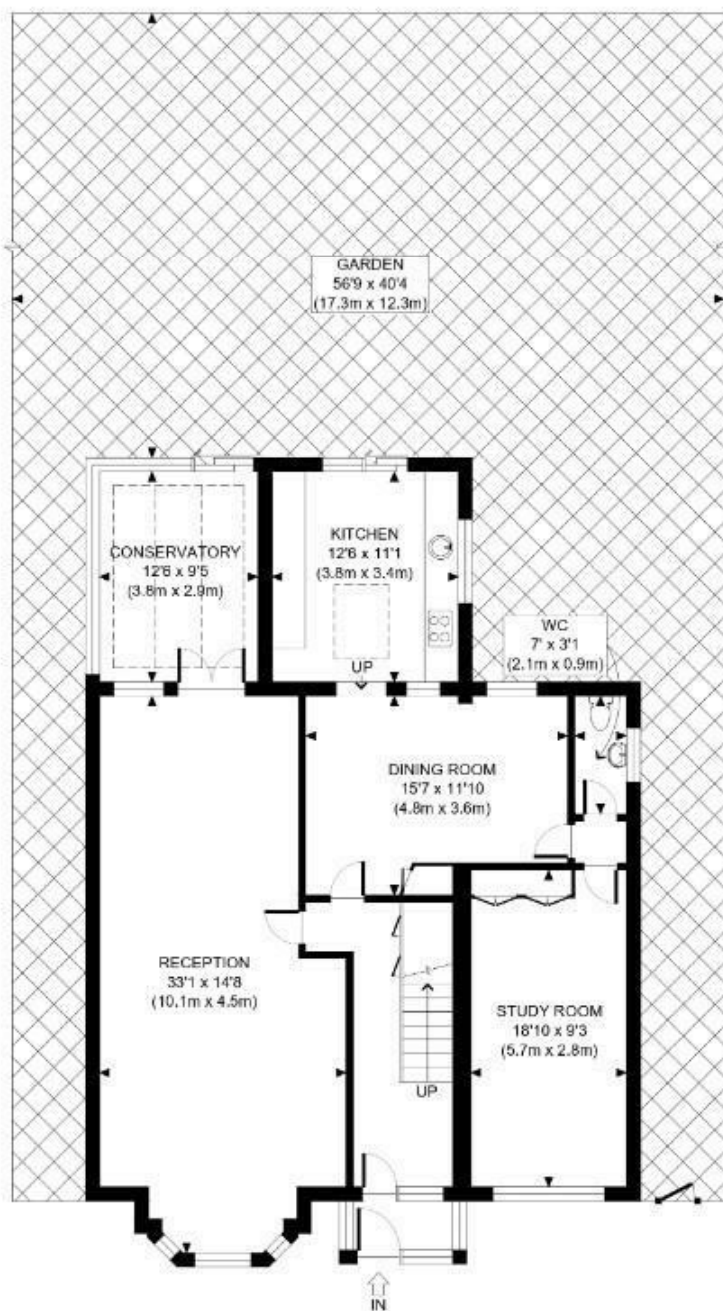


Council Tax Band: F









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1250 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 941 SQ FT

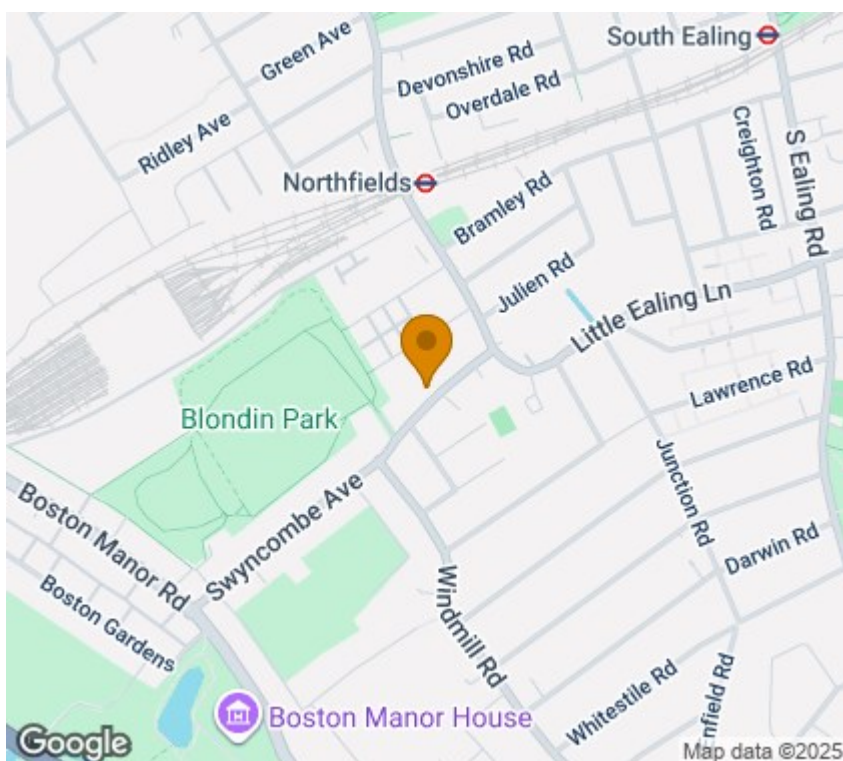
APPROX. GROSS INTERNAL FLOOR AREA: 2191 SQ FT/ 204 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
CALL 01753 836363 FOR PROPERTY VISITATIONS

Rolfe East



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: To follow