



## Holyoake Walk, Brentham, London W5

**A three-bedroom end-of-terrace family home, offering buyers potential to improve to a buyers own taste. The property features a spacious garden that presents an excellent opportunity for an extension (STPP), and offers a private side entrance.**

The accommodation comprises of generous front garden leading to the side entrance, a reception room to the front, a dining room, a kitchen with rear door entrance to the rear garden, three bedrooms, and a shower room. The property is situated in the popular family area of Ealing, offering local shopping facilities of Pitshanger Lane, whilst Ealing Broadway offers comprehensive facilities including the Elizabeth Line.

**Asking Price: £775,000 Freehold**

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### **Holyoake Walk, London W5 1QJ**

End of terrace house on Holyoake Walk near the Brentham Club.

Generous front and rear gardens, leaving a great opportunity for a side extension (STPP)

Three bedrooms.

Separate dining room.

Separate reception room

Separate kitchen.

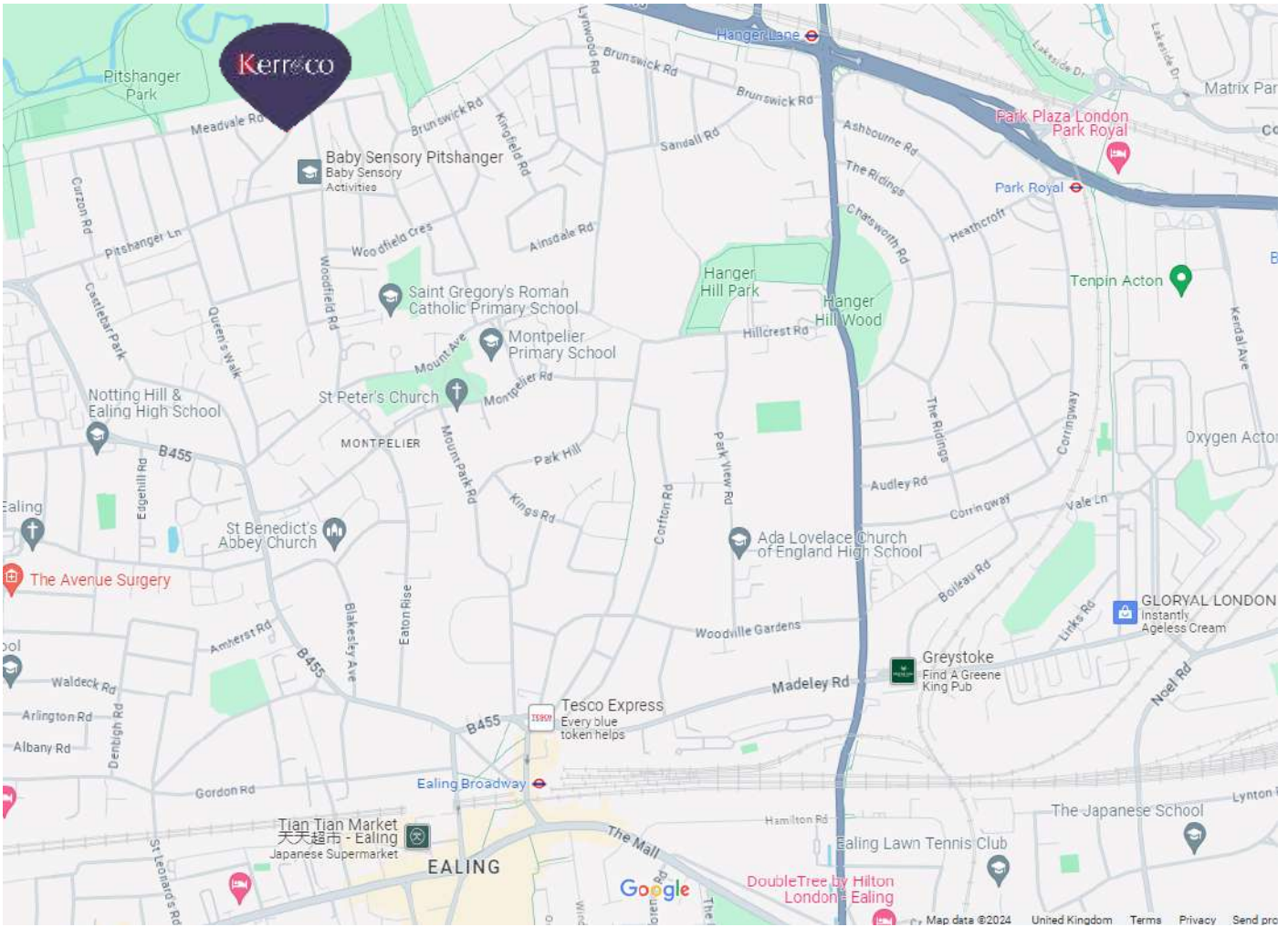
Rear garden measuring approx. 40' x 31'

Front garden measuring approx. 61' x 42'

Potential to extend subject to the usual consents.

Local amenities can be found along Pitshanger Lane and Ealing Broadway along Uxbridge Road and transport (including underground stations) via Hanger Lane and Ealing Broadway approx. 10-15 mins walk.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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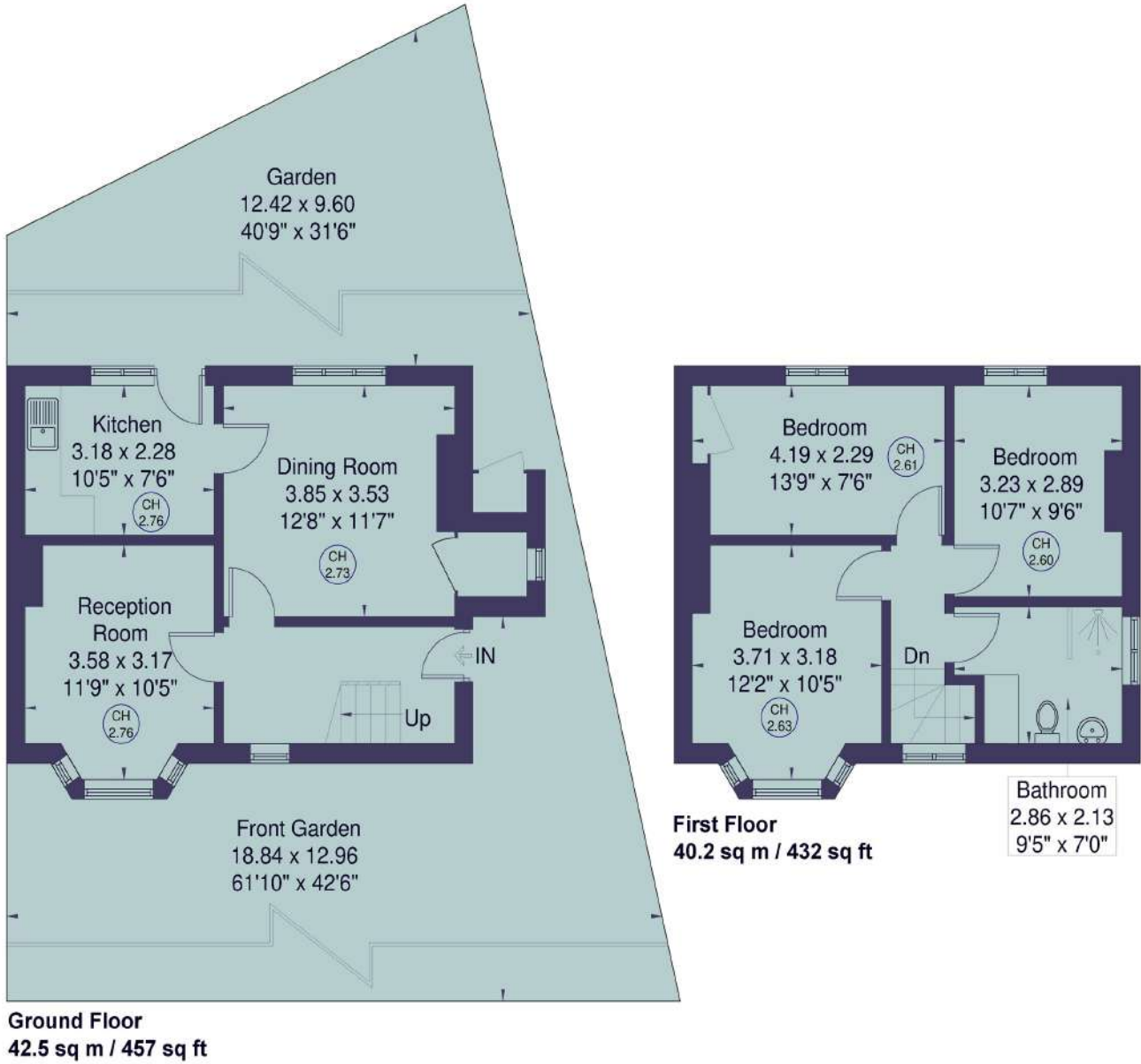
Three bedroom semi-detached house

Approximate gross internal floor area: **889 Sq. Ft. (82.7 Sq. M.)**

Asking Price: **£775,000**

Tenure: **Freehold**

EPC Rating: **E45**



1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.