

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr & Co**



## Woodfield Road, Ealing, London W5

**A three-bedroom Edwardian family home, offering buyers potential to improve to their own tastes. The property features a spacious rear garden that presents an excellent opportunity for an extension (STPP) as well as converting the loft space.**

The accommodation comprises of generous front garden, a reception room to the front, a kitchen/diner with rear door entrance to the rear garden, approx. 75-80' in Length, three bedrooms, and a family bathroom. 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. As well as having a plentiful array of both primary and secondary schools all within walking distance, including St Gregory's and St Benedict's School.

**Asking Price: £825,000 Freehold**

020 8743 1166  
[sales@kerrandco.com](mailto:sales@kerrandco.com)

020 8743 4332  
[lettings@kerrandco.com](mailto:lettings@kerrandco.com)

[www.kerrandco.com](http://www.kerrandco.com)

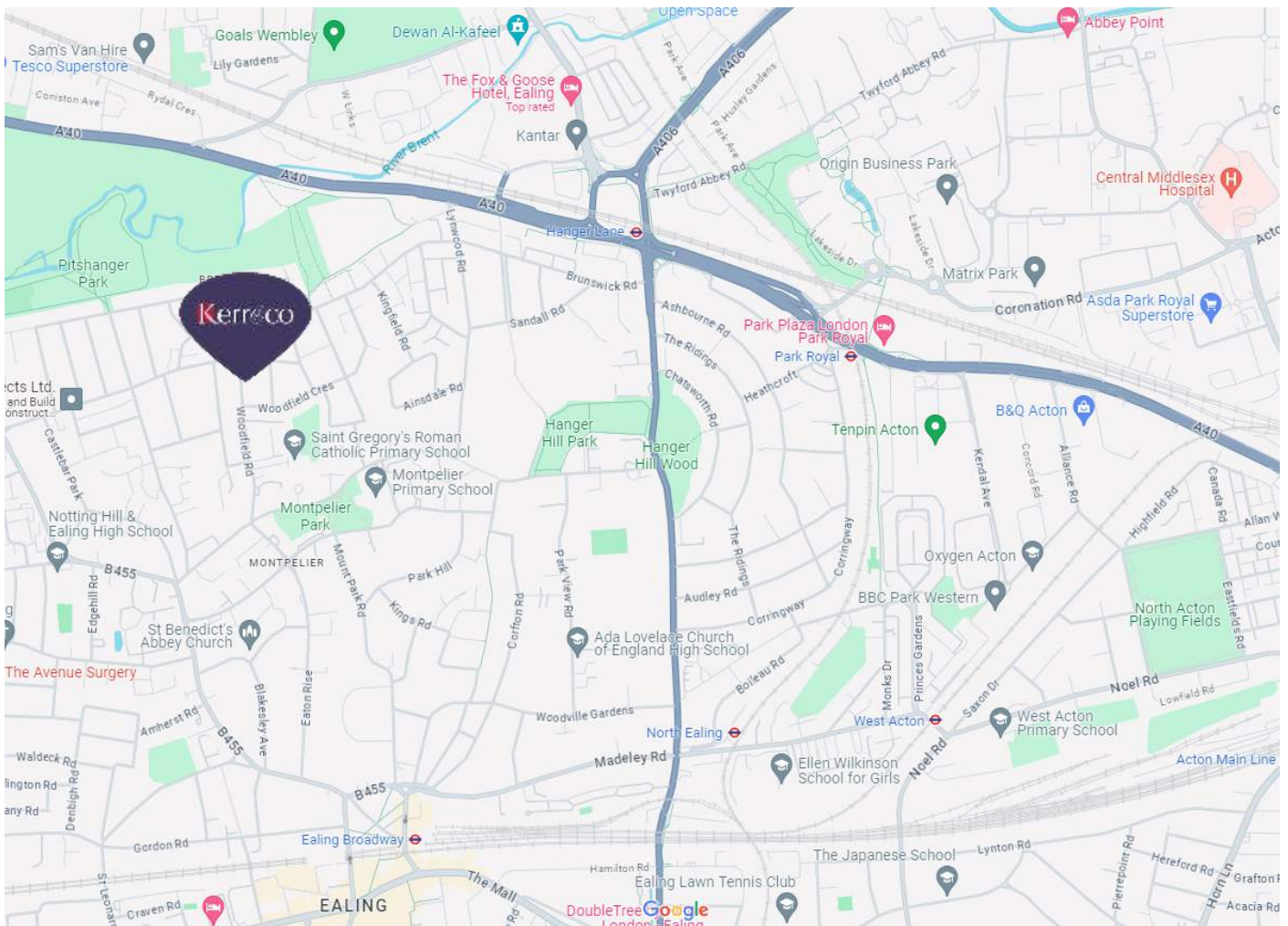




### **77 Woodfield Road, Ealing, W5 1SR**

Edwardian family home on the cusp of Pitshanger Lane.  
Generous rear garden, allowing a great opportunity for an extension (STPP)  
Three bedrooms.  
Kitchen/dining room.  
Separate reception room  
Rear garden measuring approx. 75-80' in length  
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.  
As well as being a stone's throw away from a number of schools accommodating for children of all ages.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 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.

**Woodfield Road, W5 1SR**

Three bedroom terraced house

Approximate gross internal floor area: **1,240 Sq. Ft. (115.3 Sq. M.)**

Asking Price: **£825,000**

Tenure: **Freehold**



EPC Rating: **E45**

Parking: **Residents parking permit**

Council Tax: **Band E**



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.