



Robinsons Close, W13

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* 4 Bedrooms * 2 Bathrooms * Double Reception Room * Guest WC
* Eat-in-Kitchen * Garage * South Facing Garden * Off Street Parking

Price: £1,325,000

Freehold



This truly wonderful four-bedroom detached house benefits from off street parking and garage and sits on a large plot. Robinson Close is situated in a small private cul-de-sac and, ideally located minutes' walk to West Ealing and Pitshanger Lane.

This elegant home comprising 2125sqft is arranged over two floors and offers versatile light and bright living space and benefits from a downstairs bedroom and ensuite spacious bathroom. The property benefits from sunny south facing rear aspect and has a large bright reception room with wood floor and French doors opening to the private large rear south facing garden. There is an especially large kitchen/dining room with doors leading out onto the garage. A real feature is the beautiful south facing conservatory. All rooms have large windows creating airy bright spaces. There is a fourth bedroom/study/TV lounge on the ground floor with ensuite and a guest cloakroom. The first floor comprises master bedroom, two further large double bedrooms and a family bathroom.

The south facing garden is a real feature of this property and is very secluded with mature trees, patio area and side access. There is scope to further extend over the garage (subject to planning/consent) to create more bedrooms and extend to the rear as well - the whole house offers scope to push out (subject to planning).



Transportation is a breeze with the Elizabeth line, a major highlight of the area. West Ealing Crossrail station, located nearby, offers excellent transport links to various destinations, including the city centre and beyond. With the new Elizabeth line, residents enjoy enhanced connectivity and shorter commute times, making this property an excellent choice for professionals and commuters. This house offers the best of both worlds by being situated in a very quiet highly sought-after area, yet it is conveniently located within walking distance of West Ealing Station, Crossrail and Waitrose. The shops and restaurants at Ealing Broadway as well as the excellent shopping amenities on Pitshanger Lane are close by.



Robinsons Close

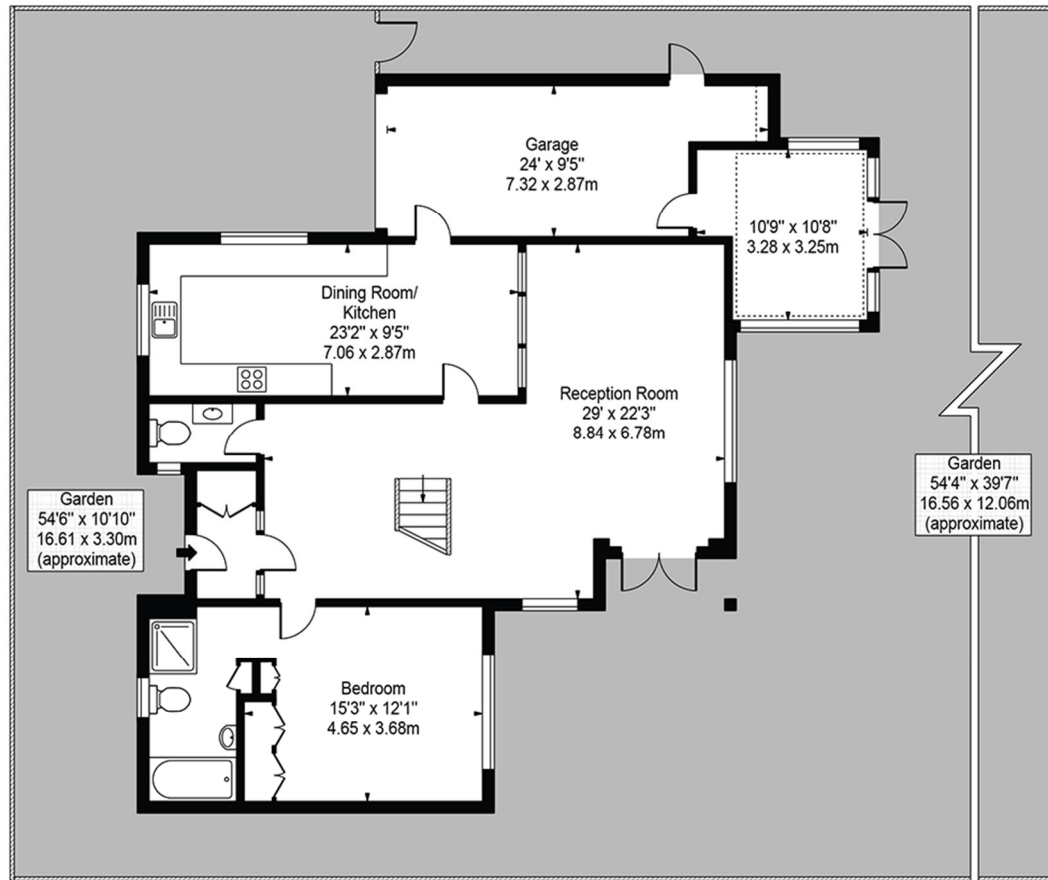
Approx. Total Internal Area 2125 Sq Ft - 197.42 Sq M

(Including Restricted Height Area & Garage)

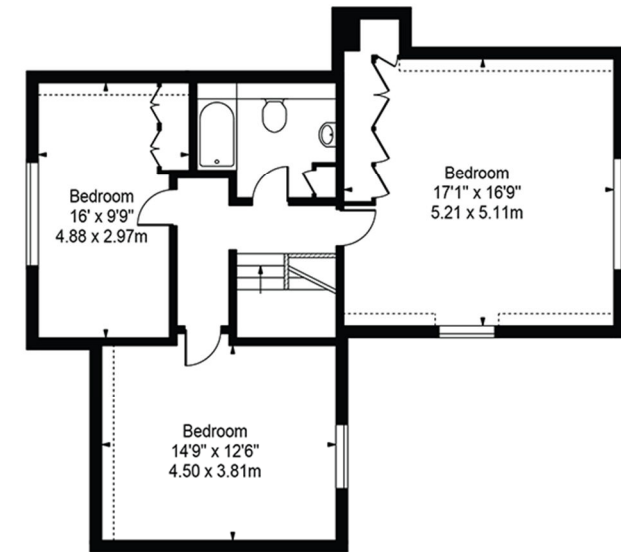
Approx. Gross Internal Area 1767 Sq Ft - 164.16 Sq M

(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 321 Sq Ft - 29.82 Sq M



Ground Floor



First Floor

For Illustration Purposes Only - Not To Scale

Measurements Not to Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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