



## Swyncombe Avenue, W5

£1,285,000

This is a truly magnificent five bedroom family house, superbly extended to over 2000 sq.ft with the most enviable aspect overlooking the park with ample off-street parking. Attractively offered onto the market with no onward chain.

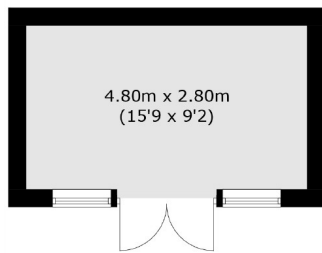


This is a truly magnificent family house, superbly extended to over 2000 sq.ft. Extensively extended and offered in absolute pristine condition. Consists of inviting reception hall, guest wc, front reception room, fantastic open plan kitchen / dining room / day room with full width bi-folding doors, utility room, on the upper floors are five good sized bedrooms (two with en-suite bathrooms) and a well fitted bathroom. Outside there is ample off street parking for three cars and a landscaped rear garden which overlooks playing fields.

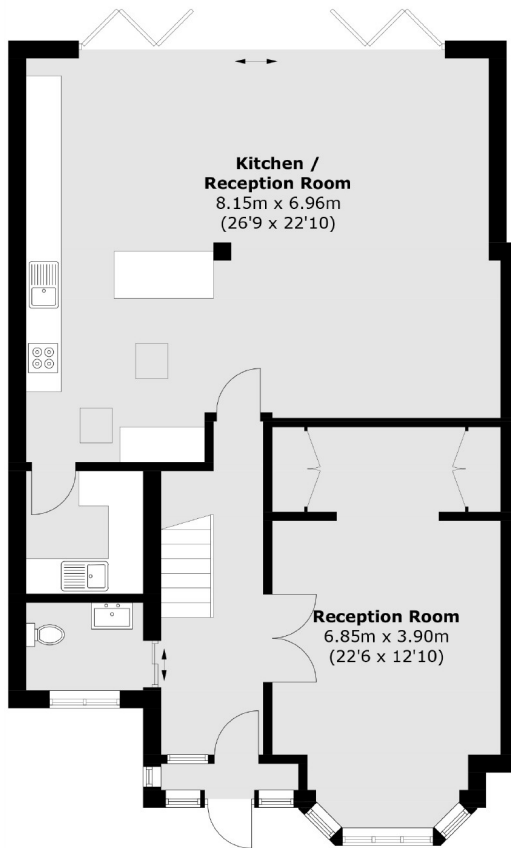
Enviably located close to an excellent range of local shops, schools and public transport options including Northfields and Boston Manor (Piccadilly Line) tube station as well as the Elizabeth Line (Crossrail) a short bus away at West Ealing.

- Five Bedrooms • No Onward Chain • Pristine Condition •
  - Superbly Extended • Over 2000 SQ.FT • Enviably Located •
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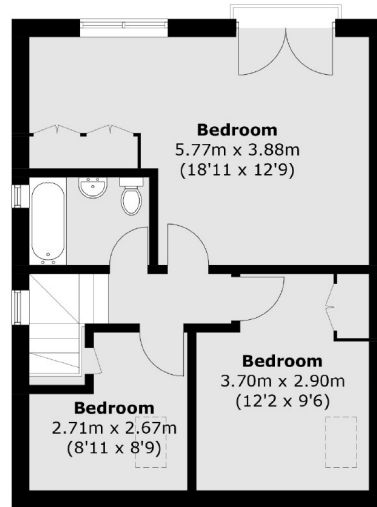




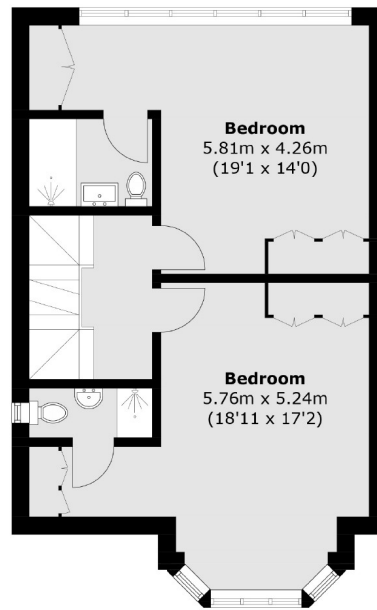
**Ground Floor**



**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 195.7 sq. m (2,106.5 sq. ft)  
Outbuilding Ground Floor: 13.7 sq. m (147.5 sq. ft)

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.