



## Erlesmere Gardens, W13

£925,000

A simply superb three bedroom family home set in Ofsted outstanding school catchments with a large south facing secluded garden. Potential to extend into the loft (STPP).

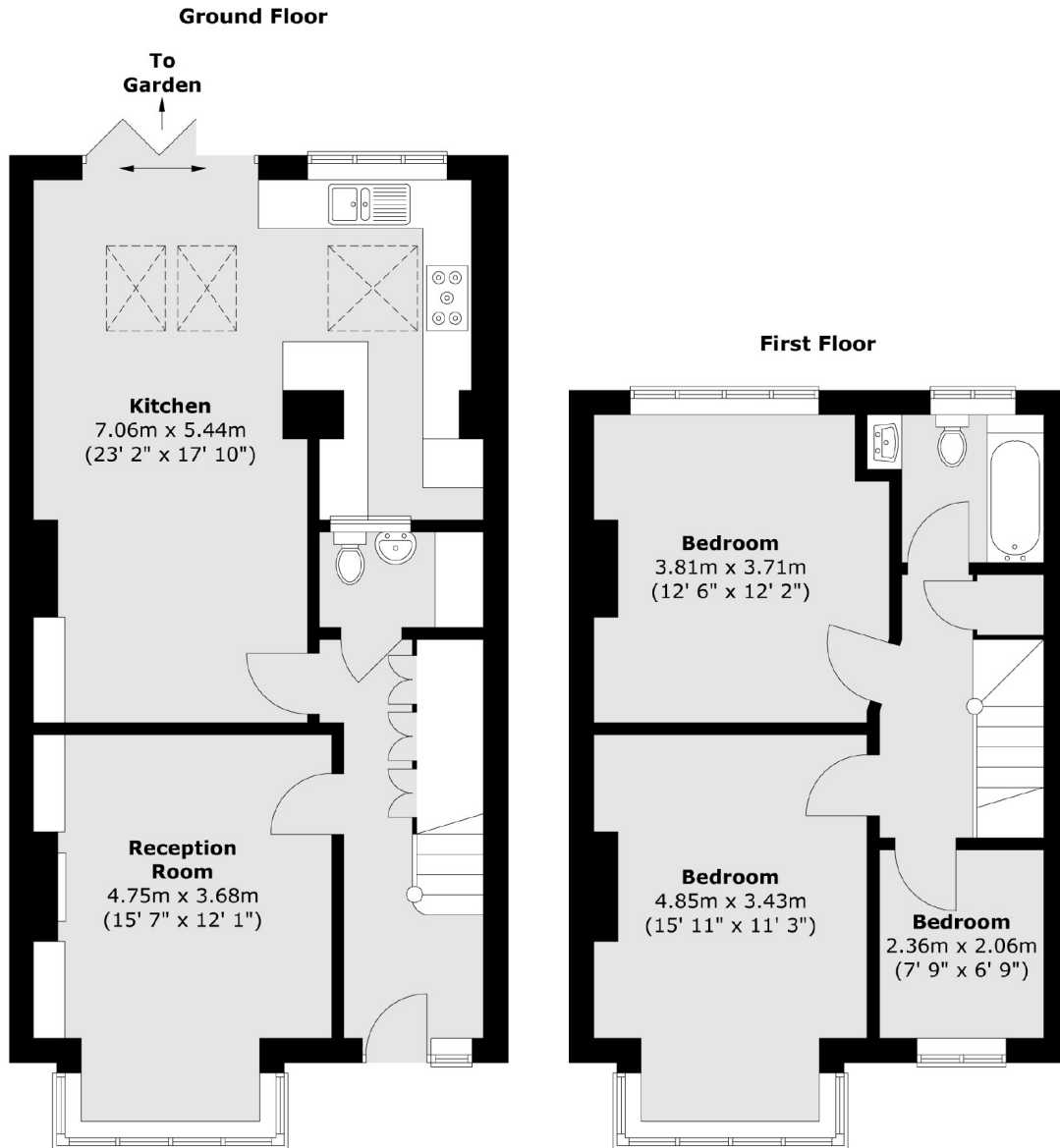


Offering nearly 1200 sq ft, this beautiful family home is a must for early viewing. On the ground floor, the accommodation offers a large front reception room, WC & extended kitchen/diner leading to the secluded south-facing garden. The first floor comprises of two double bedrooms, additional single bedroom and family bathroom.

Ideally located for a range of transport options including Northfields & Boston Manor station (Piccadilly). West Ealing station also provides excellent access to London via the Elizabeth Line. Local parks including Elthorne, Lammas & Walpole. Ofsted outstanding schools including Fielding & Elthorne High.

- Three Bedroom • Secluded South-Facing Garden • Ofsted Schools •
  - Local Parks • Excellent Transport Links • Shops & Restaurants •
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Total area (approx.) : 109.6 sq. m (1180 sq. ft)

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