



## **Cranmer Avenue, W13**

**£750,000**

\*\*\* Offers in Excess Of \*\*\*

A three bedroom, two bathroom (one en-suite shower-room) end of terrace family home set over three floors with a secluded garden which benefits from side access. Attractively offered onto the market with no onward chain.

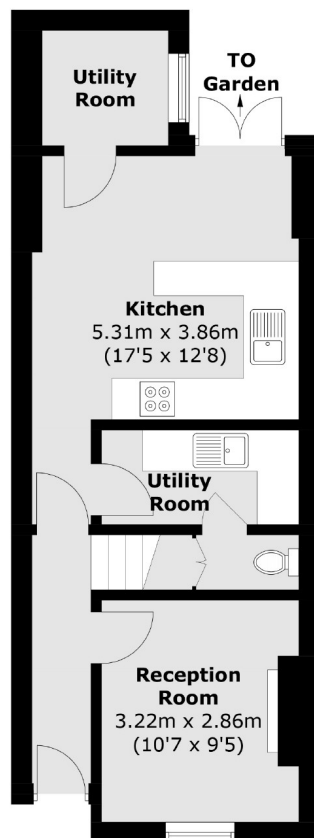


The ground floor accommodation offers a front reception room (filled with natural light), utility room with WC, spacious kitchen which leads to the secluded garden. The first floor comprises the principal bedroom to the front of the house, additional bedroom and family bathroom. The loft has been tastefully converted to include another double bedroom with en-suite shower-room.

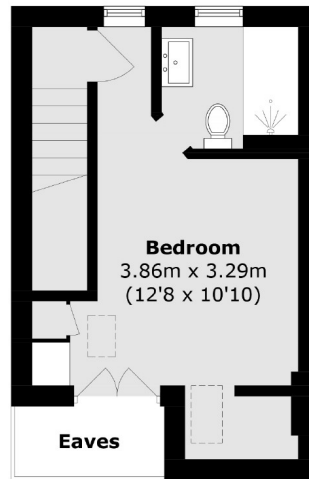
Ideally located for a choice of Ofsted outstanding schools including Fielding & Elthorne High. Local parks to enjoy include Elthorne, Lammas & Walpole. A range of shops and restaurants along Northfields Avenue to enjoy. Excellent transport links including Northfields station (Piccadilly) & West Ealing station (Elizabeth Line).

- Three Bedrooms • Two Bathrooms • Local Parks •
- Ofsted Outstanding Schools • Excellent Transport Links • No Onward Chain •

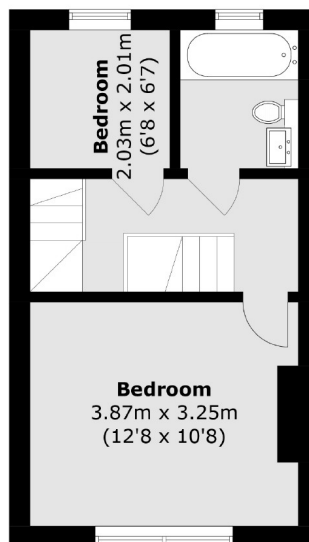




**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 90.5 sq. m (974.1 sq. ft)  
(Excluding Eaves)

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