



Balfour Road, W13

£950,000

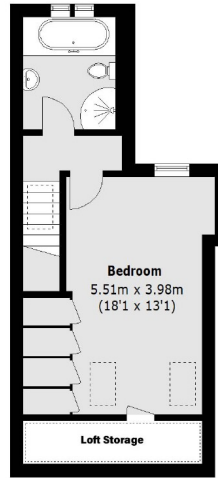
Balfour Road is well located for Fielding primary school, and the many shops & restaurants of Northfield Avenue & Ealing Broadway. Northfields underground station (Piccadilly line), West Ealing station (Elizabeth line & Great Western Rail line) and the green open spaces of Lammas park are within 0.7 miles of the property. The property has extension potential (permitted development) subject to the usual applications.



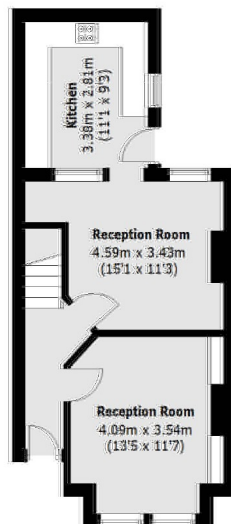
A larger than average, spacious, four double bedroom family home on Balfour Road, Northfields. The property measures 1291 Sq.Ft and benefits from wood flooring & period features. The ground floor consists of a good-sized reception room with bay window & decorative fireplace, a separate dining room, a modern kitchen, storage under the stairs with a condensing dryer, and a south-facing garden with shed. The first floor is made up of three double bedrooms, and a bathroom. The top floor is home to a large master bedroom with built-in wardrobes, a bathroom with both bath tub & shower, and loft storage.

- Four Double Bedrooms • Two Receptions • Two Bathrooms •
 - South Facing Garden • Fielding School • Northfields Tube Station •
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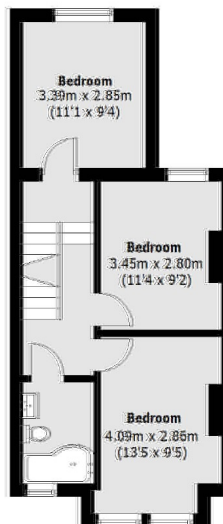




Second Floor



Ground Floor



First Floor

Total area (approx.): 119.9 sq. m (1,290.5 sq. ft)
(Excluding Eaves)

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Energy Rating: D. 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.