



**Freehold / House - Terraced**

**Royal Gardens**

**£1,210,000**

A substantial double fronted 1930's home offering over 2500 sq.ft, a wonderful West facing garden and off road parking for several cars in excellent condition throughout.

- Double fronted
- Five double bedrooms, three bathrooms
- Off road parking for several cars
- Huge West facing garden
- Outstanding local schools



**Freehold / House - Terraced**

# Royal Gardens, W7 2AW

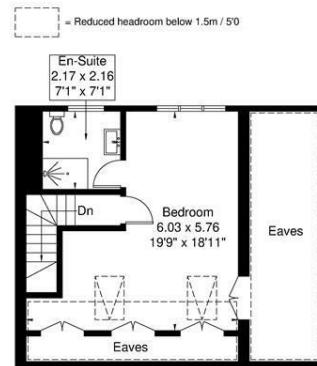
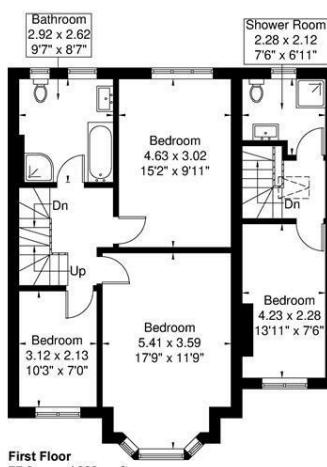
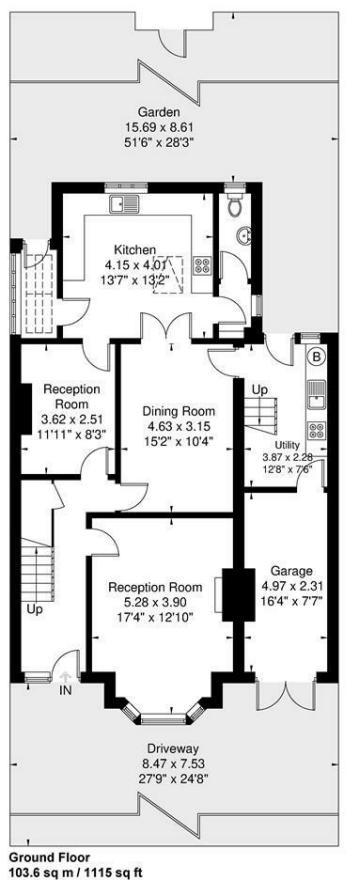
## £1,210,000

This exceptionally spacious family house has been very well maintained by the current owners and offers versatile accommodation, arranged over three floors.

The ground floor has a wide entrance hall, three reception rooms, a newly fitted modern kitchen, cloakroom and a side annex. On the first floor there are four double bedrooms and two smart modern bathrooms and the loft area has been crafted to accommodate a huge master bedroom with en-suite shower room and plentiful storage. The fabulous West facing garden is approx 60' deep and very wide.

Situated in the heart of sought after Boston Manor, just a short walk from the Piccadilly Line tube station (offering speedy access to the City & Heathrow) and with good local shops including a Sainsbury's, restaurants and regular bus services into Ealing Town Centre, all close at hand. Elthorne High school is literally just around the corner and also within easy reach of Fielding and Oaklands Primary schools. Hanwell station for the excellent Elizabeth line is also within easy reach as are the lovely green open spaces of Elthorne park and pleasant walks along the Grand Union canal, all close at hand.





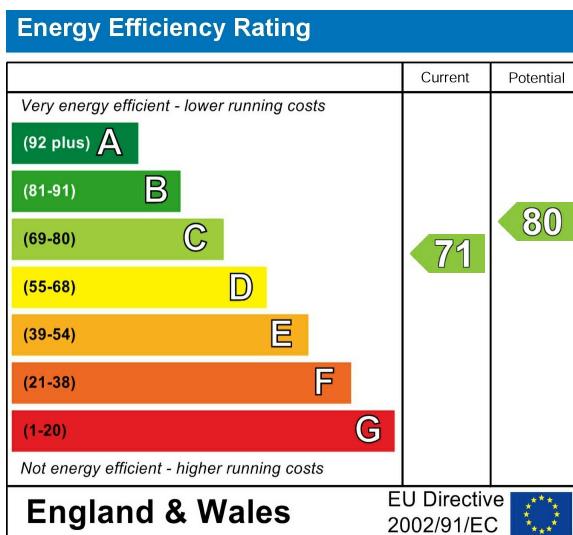
## Royal Gardens

Approximate Gross Internal Area = 210.3 sq m / 2263 sq ft  
Eaves Storage / Reduced Headroom = 23.6 sq m / 254 sq ft  
Total = 233.9 sq m / 2517 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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### Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.