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**Templewood, London W13 8BA**

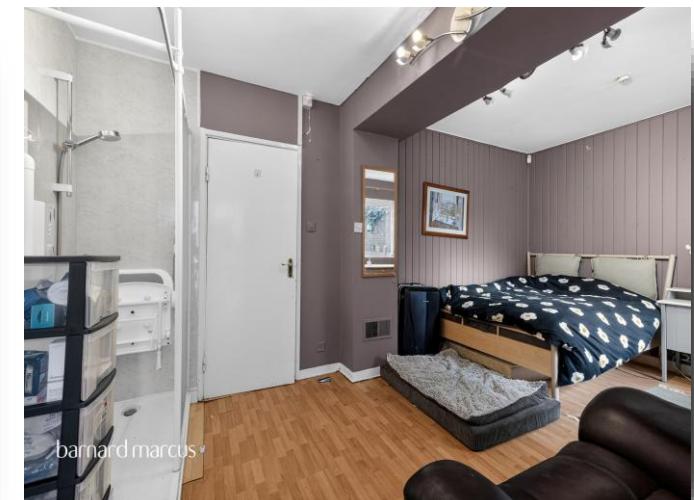


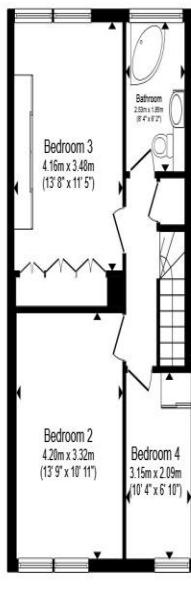
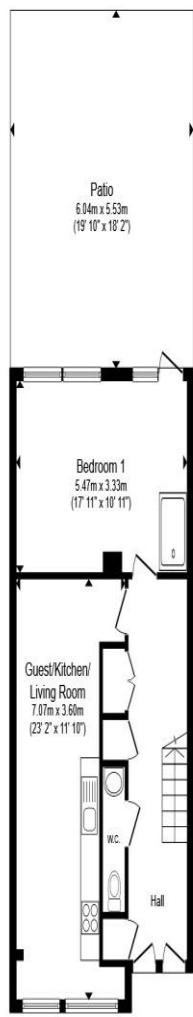
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## Welcome to Templewood, London

An end-of-terrace family house, situated in a quiet Cul-De-Sac in the ever so popular Cleveland estate in Ealing. On the ground floor the property offers a front converted living/kitchen room, a rear bedroom with a shower and access to the rear garden, the upper floors offer a generous 34' living/reception room and kitchen with amply cupboards and built in appliances and dual aspect windows, three good sized bedrooms and a large family bathroom. Other benefits include a ground floor shower and WC, built in wardrobes in the main bedroom, loft storage space, estate landscaped residents' gardens, driveway off street parking for two cars.

This spacious family home is just a short walk to the delightful Pitshanger Lane Village which includes local independent shops, cafes, and restaurants. Ealing Broadway is easily accessible offering the popular retail centre, with an abundance of restaurants, bars, cafes, bus links, the tube/train station (Central line, District line, Great Western and Elizabeth line), the picture house in Filmworks, as well as a variety of highly sought after State and Private schools.





Ground Floor

First Floor

Second Floor

Total floor area 159.0 m<sup>2</sup> (1,712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Templewood, London

- End of Terrace house over three floors
- Off street parking for two cars
- Four bedrooms & two bathrooms
- Two reception/dining rooms + a separate kitchen
- Rear private garden + residents estate garden

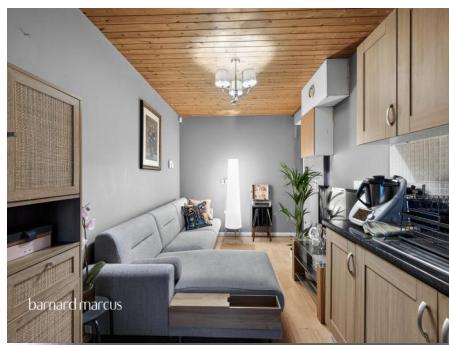
Tenure: Freehold

EPC Rating: D

Council Tax Band: F

A wonderful opportunity to purchase an end-of-terrace house situated in the quiet Templewood in Ealing, the property offers circa 1712 sq.ft of internal living space, four bedrooms, two living rooms and off-street parking for two cars. Please call the Ealing branch to book a viewing!

guide price **£875,000**



**view this property online** [barnardmarcus.co.uk/Property/EAL109393](http://barnardmarcus.co.uk/Property/EAL109393)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EAL109393 - 0004

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