



Leslie  
& Co.

WOODFIELD ROAD, EALING, W5

Guide Price: **£1,449,950**



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## About the property

A substantial five-bedroom semi-detached family home located on the ever-popular Woodfield Road in Ealing, close to Pitshanger Village and several highly regarded local schools.

The property offers approximately 2,200 sq ft of well-balanced accommodation arranged over three floors. The ground floor comprises two separate reception rooms, a large kitchen-dining room with skylights and doors opening onto the rear garden, and a downstairs WC.

The first floor provides four bedrooms and a family bathroom, while the top floor has been converted to create a further generous bedroom with an en-suite bathroom.

Externally, the property benefits from off-street parking to the front and a large private west-facing rear garden.

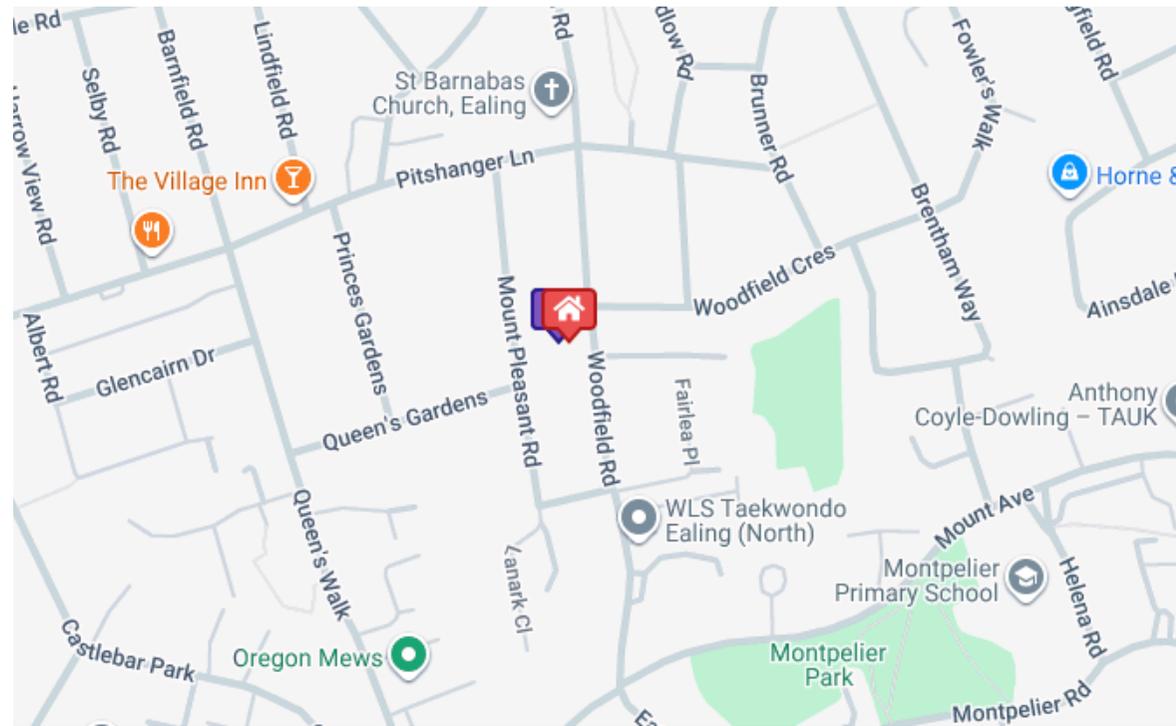
Woodfield Road is ideally located for the shops, cafés and restaurants of Pitshanger Village, as well as for nearby parks, including Pitshanger Park and Hanger Hill Park.

## Key features

- Imposing semi-detached family home
- Approximately 2,200 sq ft of accommodation
- Five bedrooms
- Two bathrooms plus a downstairs WC
- Two reception rooms
- Large kitchen, dining room with skylights
- West-facing private rear garden
- Off-street parking
- Excellent condition throughout
- Close to Pitshanger Village and Pitshanger Park
- Well placed for highly regarded local schools
- No onward chain
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

- Tenure - Freehold
- Council Tax Amount - £3401.70 (Band G)
- Guide Price - £1,449,950



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice