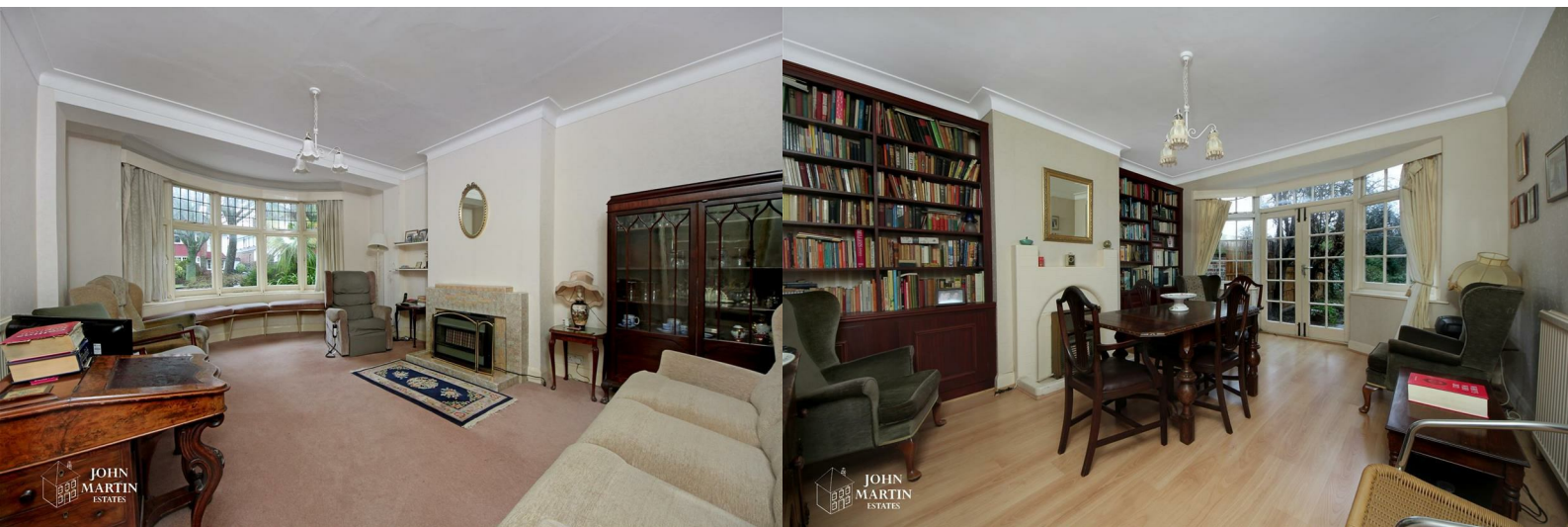




**42 Kent Avenue**

Ealing, London, W13 8BH

**£1,350,000 Freehold**





# 42 Kent Avenue

Ealing, London, W13 8BH

£1,350,000



A spacious, traditional semi-detached family home, in the same ownership for many years, now providing the opportunity for the next family to update and extend (subject to planning permission). The accommodation comprises lounge, dining room, breakfast room and kitchen on the ground floor and four good sized bedrooms, family bathroom and separate cloakroom to the first floor. The property has some period features, gas fired central heating, front garden with access to garage and off street parking for at least 2 vehicles and enclosed rear garden, approx 100' in length with patio and lawned areas. The property is offered chain free.

## ENTRANCE HALL

Original style front door with leaded lights, coved ceiling, picture rails, radiator, pulpit staircase to first floor

## LOUNGE

Round bay window, tiled fireplace with gas fire, coved ceiling, radiator

## DINING ROOM

Wood flooring, tiled fireplace, built in bookshelves to alcoves with cupboards below, coved ceiling, radiator, double doors to rear garden

## BREAKFAST ROOM

Wood flooring, picture rails, radiator

## KITCHEN

Double drainer stainless steel sink unit, range of fitted wall and floor units, plumbing for washing machine, gas cooker point, space for under-counter fridge, radiator, door to enclosed lean-to with access to garage at front and rear garden

## FIRST FLOOR

Landing, large part-leaded light picture window, access to loft space, airing cupboard with hot water tank

## BEDROOM 1 (front)

Round bay window, built in wardrobes to alcoves, coved ceiling, picture rails, radiator, pedestal wash hand basin

## BEDROOM 2 (front)

Double aspect, built in wardrobe, picture rails, radiator, pedestal wash hand basin

## BEDROOM 3 (rear)

Built in wardrobes, picture rails, radiator

## BEDROOM 4 (rear)

Radiator

## BATHROOM

Panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, heated towel rails, part tiled walls, natural light

## SEPARATE CLOAKROOM

Low level w.c.

## OUTSIDE

Enclosed lean to at side of property providing access to rear garden and to garage at front of the property with storage cupboards and outside toilet. Enclosed rear garden, approx. 100' in length, mainly laid to lawn with paved patio area and flower borders, brick built and timber sheds. Front garden with flower borders, off street parking for at least 2 vehicles and garage housing central heating boiler.

## COUNCIL TAX

Band G

Tel: 020 8998 3333







Road Map



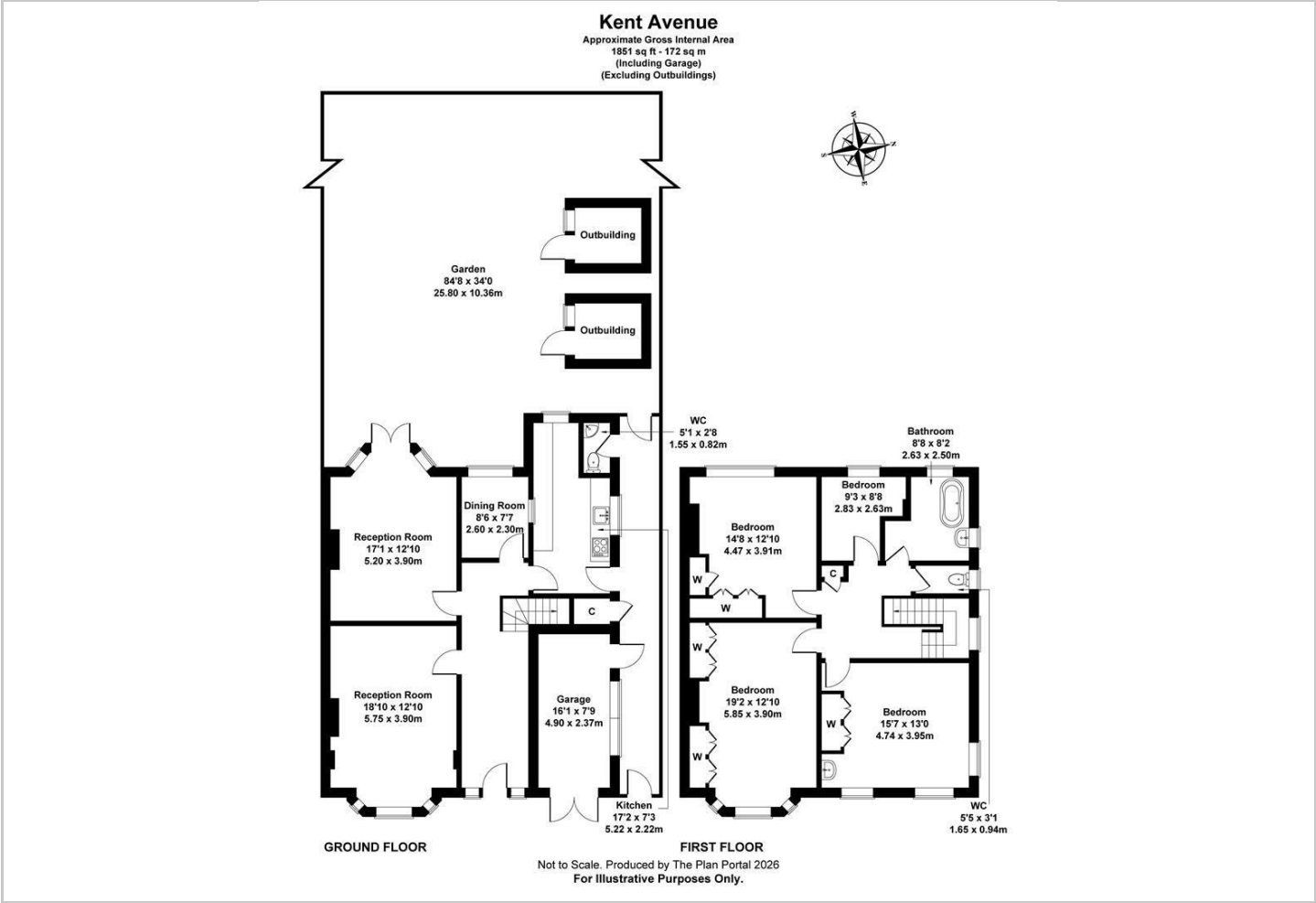
Hybrid Map



Terrain Map



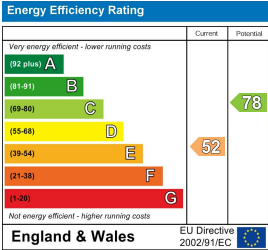
Floor Plan



Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.