











 3 Bedrooms |  2 Receptions |  2 Bathrooms |  EPC Current D

Helliwell & Co. is proud to present this three-bedroom terraced house, featuring a garage and additional off-street parking, which offers excellent potential for both families and investors.

The ground floor benefits from a generous hallway with storage, a spacious garage, a separate kitchen with modern appliances and a generous reception room leading out to a fantastic private garden. The bedrooms are all well-proportioned and feature built-in wardrobes. There are two tiled identical bathrooms located on the first floor, equipped with a bathtub and a power shower.

Alders Close is situated within a sought-after pocket of Olde Ealing. The Piccadilly line from South Ealing Station is just around the corner, and, coupled with an extensive bus network, this provides the property with convenient transport links into and around London. There is an abundance of amenities on offer in South Ealing, Northfields and up to Ealing Broadway, which boasts Elizabeth, Central and District Lines. The wonderful green spaces of Lammas Park, Gunnersbury Park and Walpole Park are all within easy reach, perfect for picnics in the summer and brisk walks in the winter.

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|---------------------|-----------------------|
| ■ Terraced House    | ■ Three Bedrooms      |
| ■ Two Bathrooms     | ■ Modern Kitchen      |
| ■ Plenty of Storage | ■ Private Garden      |
| ■ Private Garage    | ■ Tenure: Freehold    |
| ■ No Onward Chain   | ■ Council Tax band: E |

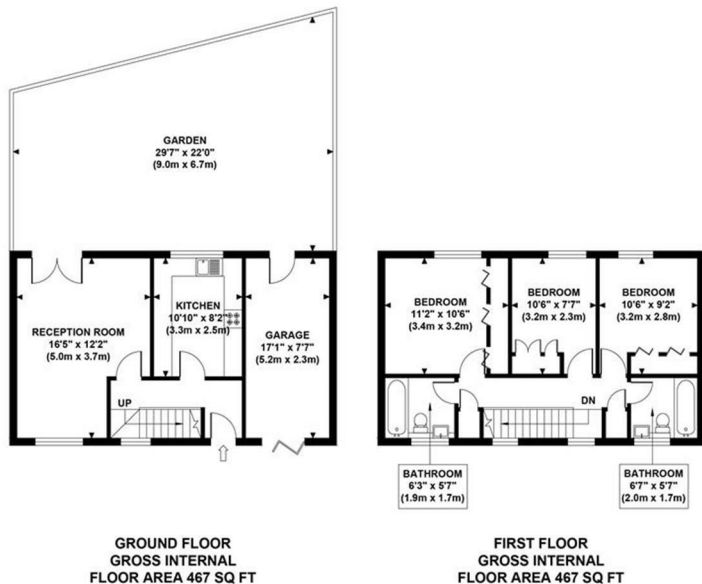
## ALDERS CLOSE

Approximate Gross Internal Area

934 sq ft / 86.70 sq m

(Includes Garage)

Garage Area 125 sq ft / 11.60 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

