

Rolfe East



Manor Road, Ealing, W13 0JA

Asking Price £780,000 Freehold

- Extended four bedroom family home
- Moments from West Ealing station (Elizabeth Line)
- Chain free sale
- Well presented

- Two bathrooms
- Two reception rooms
- Freehold
- Further extension potential

A chance to purchase this well presented four bedroom/two bathroom family home, superbly located just moments from the Elizabeth Line, sold without any onward chain.

This lovely property is nicely decorated and has been superbly extended with accommodation comprising a welcoming hallway, a lounge and a dining room which leads on to the modern fitted kitchen. Upstairs, there are four well proportioned bedrooms and two bathrooms (one of which is en suite to one of the bedrooms). Outside, there is off street parking to the front and a private garden to the rear

The property is situated adjacent to West Ealing station with its Elizabeth line and overground services, giving fast access to Central London from door to door. It is also well positioned for the Waitrose supermarket and the many shops and restaurants as well as easy access to Ealing Broadway and Northfields. Families will be pleased with the choice of highly regarded schools locally as well as the many parks - including Walpole Park, home to many jazz, comedy and food festivals. This property must be viewed so contact Rolfe East today to arrange your appointment to view.



Council Tax Band: E D

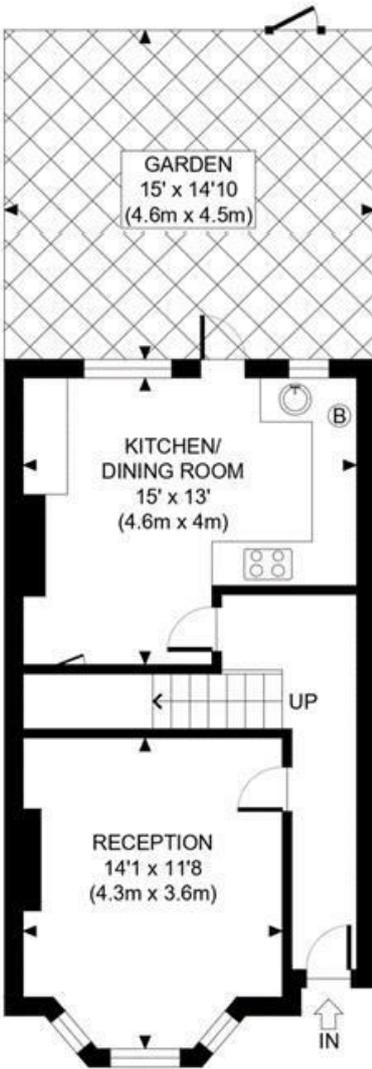




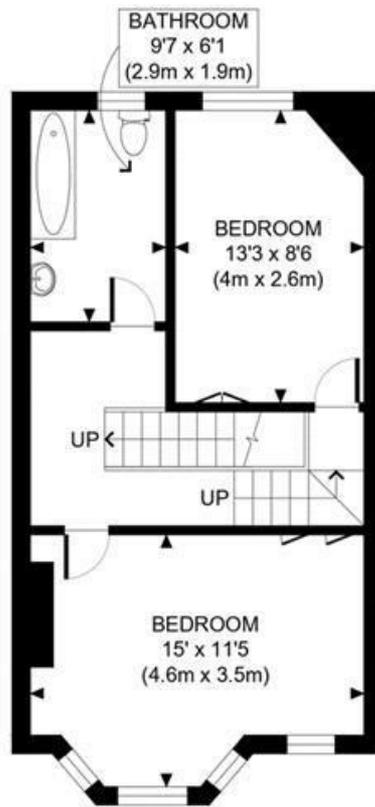


Rolfe East

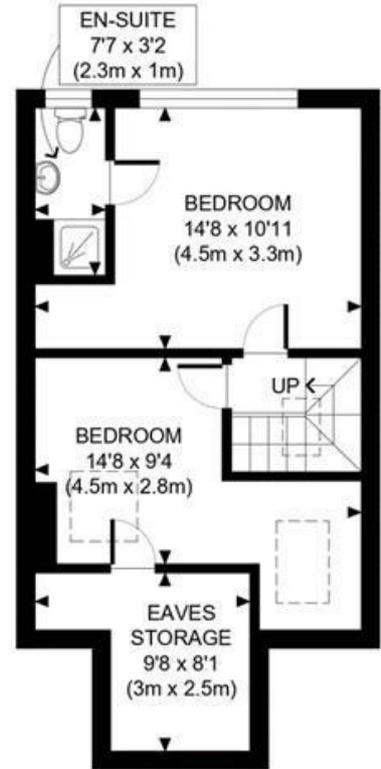




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 432 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 440 SQ FT



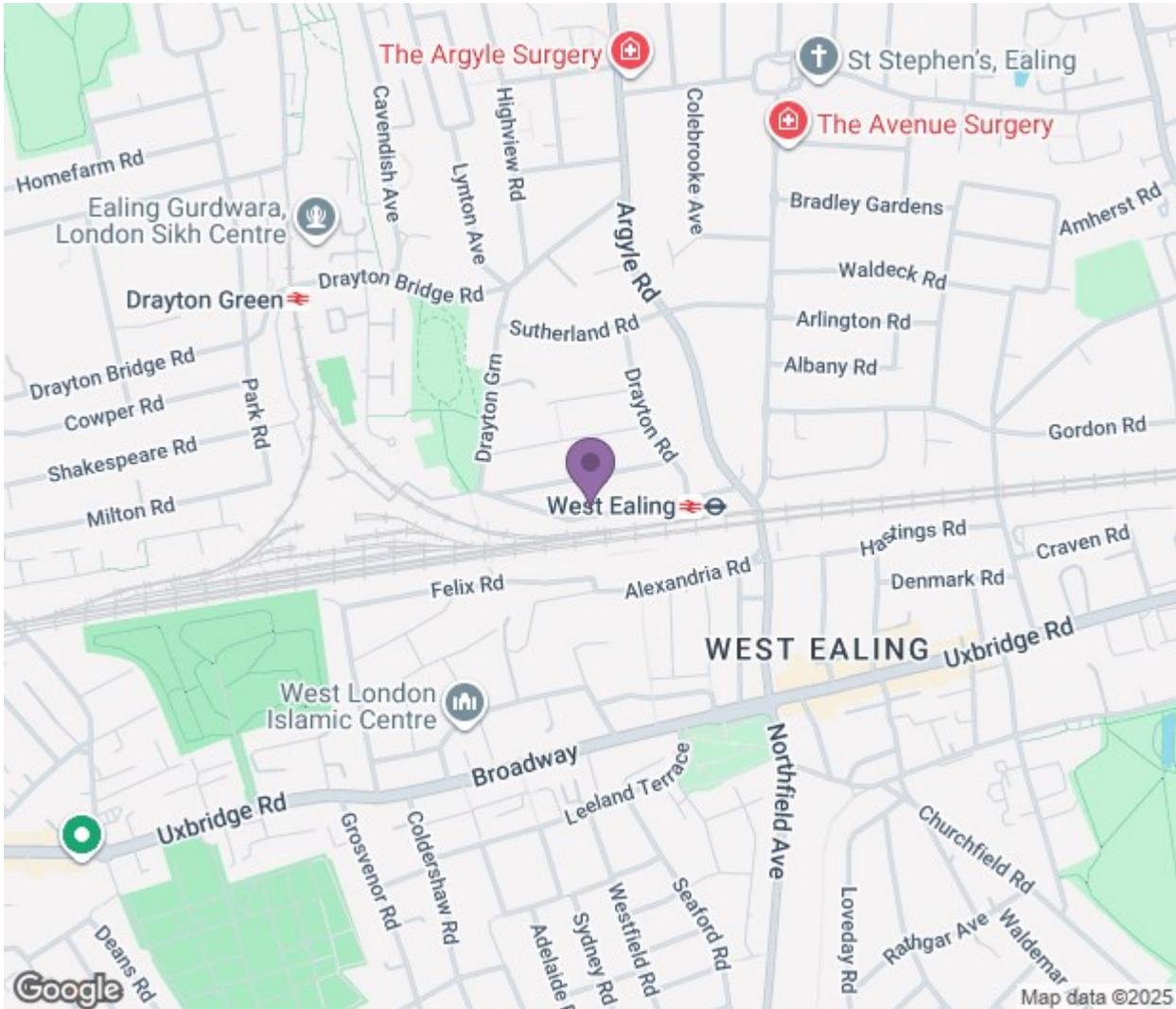
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 382 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 317 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1254 SQ FT/ 117 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1189 SQ FT/ 110 SQM

PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D

Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.