



## Egerton Gardens, W13 £1,725,000

This is one of those houses that instantly feels like home. A handsome five-bedroom semi-detached property full of character, blended effortlessly with modern touches, set on a lovely residential street close to some of the areas top schools. It's spacious, welcoming and perfectly suited to family life..

Egerton Gardens is a popular spot for good reason quiet, friendly and well connected. You're close to excellent schools, great transport links and all the shops, cafés and energy of Ealing Broadway.

### Features

Period Home  
Five Bedrooms  
Three Bathrooms  
Beautifully Extended  
Parking & EV Charger  
South Facing Garden



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The ground floor flows beautifully, starting with a warm reception hall that leads into a bay-fronted sitting room for quieter moments and a separate family room for more relaxed living. The real heart of the home is the open-plan kitchen and dining space light, sociable and ideal for both busy weekdays and entertaining, with doors opening straight onto the garden.

Upstairs, the bedrooms are well laid out and generously sized. The first floor offers three bedrooms with built-in storage, including a principal suite with a sleek en suite, alongside a modern family bathroom with a double shower. The top floor adds two more bedrooms and a contemporary shower room, giving you plenty of flexibility for guests, work or growing families.

The south-facing garden is a fantastic bonus, offering a sunny, private space to enjoy throughout the year. There's room to relax, entertain and make the most of outdoor living, with a spacious shed and a brilliant outdoor bar that's perfect for summer evenings and weekend get-togethers.



# Egerton Gardens, London, W13



Total area (approx.): 196.8 sq. m (2118.3 sq. ft)  
(Excluding Eaves)

## Dexters

Ealing  
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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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