



HARDWICK GREEN, EALING, W13

Four **Bedrooms** • Two **Bathrooms** • **Off Street Parking** • Southerly Aspect Garden

£820,000



Northfields

HARDWICK GREEN, EALING, W13
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An impressive four bedroom/two bathroom house with off street parking and a sunny southerly aspect rear garden.

This lovely family home is presented in excellent condition and offers modern stylish interiors throughout.

The ground floor offers an excellent sense of space, the bright reception room/dining room has sliding doors opening out to the sun trap garden with lawn and decking area, ideal for alfresco dining.

A well equipped kitchen leads off the dining area. The ground floor bedroom has an en-suite shower room and fitted wardrobes. A separate utility room concludes the ground floor accommodation.

On the first floor there are two large double bedrooms with fitted wardrobes, a single bedroom and modern family bathroom.





Hardwick Green is a peaceful cul-de-sac located in the sought-after Cleveland Estate, moments from the shops and brasseries in Pitshanger Lane that serve as the centre of activity in this community.

You won't have to wander far to enjoy a coffee or to pick up some essentials. The beautiful wide open spaces of Pitshanger & Cleveland Parks are close by, providing places for Sunday afternoon strolls or picnics.

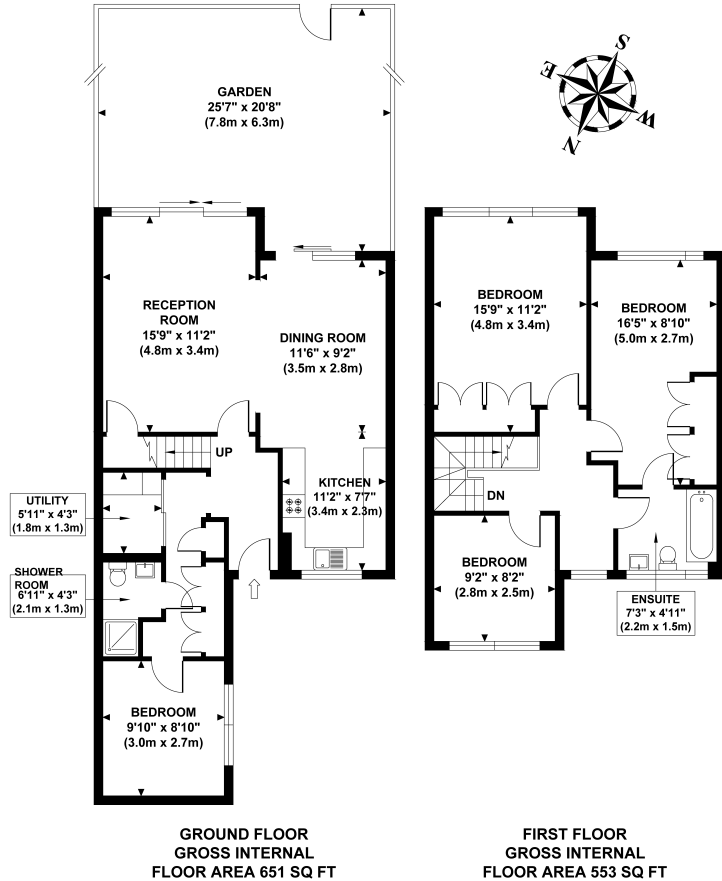
What we suspect will tempt parents most, however, is that this home falls in the catchment area for North Ealing primary school. The property is well placed for prestigious private schools including St Benedict's and Notting Hill & Ealing High, St Augustine's Priory, Harvington and Durston House.



The bus routes along Pitshanger Lane and Cleveland Road will bring you into Ealing Town Centre where Ealing Broadway Crossrail station offers District and Central line underground connections as well as overground links to Paddington and Heathrow.

HARDWICK GREEN

Approximate Gross Internal Area
1204 sq ft / 111.85 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. GB PRO PHOTOS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

TENURE

FREEHOLD

LOCAL AUTHORITY

London Borough of Ealing

COUNCIL TAX BAND

F

VIEWING

Strictly by appointment with Northfields – Pitshanger Office

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