











 7 Bedrooms
 | 
  2 Receptions
 | 
  4 Bathrooms
 | 
  EPC Current E

Helliwell & Co. are proud to present an expansive six/seven-bedroom Victorian semi-detached home with vast potential, off-street parking, and walking distance to Elizabeth line stations.

Consisting of circa 2683 sq ft of living space and located on a tree-lined residential road, this property offers buyers vast potential to add value and their stamp throughout.

On the ground floor, the spacious hall leads to a sizable double reception room with high ceilings, original wooden flooring, twin feature fireplaces, and French doors opening onto a sun room, which in turn leads to a private west-facing suntrap garden. There is also access to the front of the property via a side return, which houses a utility area and a bathroom. The fitted kitchen with double oven leads you through to an additional reception room, enjoying garden views.

Upstairs, the first floor provides three good-sized double bedrooms and two en-suite bathrooms, with the rear bedroom benefiting from its own WC. Again, the second floor offers two more double bedrooms, both with en-suite bathrooms, and a smaller room that is currently an additional utility area or another bedroom. The third and final floor previously converted has another double bedroom with potential to extend STPP.

Hartington Road is ideally located for access to both West Ealing (Elizabeth Line) and Ealing Broadway (Elizabeth, Central, District lines, mainline), as well as the numerous local shops, cafes and restaurants in the area, including Ealing Broadway's popular shopping centre and Waitrose supermarket. There are also multiple bus routes and other transport links, in addition to the beautiful open spaces of Lammas and Walpole Parks and exemplary local schools.

- Expansive Victorian Family Home
- Six/Seven Bedrooms
- Semi-Detached
- Period Charm & Character
- West-facing Garden
- No Onward Chain
- Off Street Parking
- Moments From Elizabeth Line
- Tenure: Freehold
- Council Tax Band: G



## HARTINGTON ROAD

Approximate Gross Internal Area

2393 sq ft / 222.3 sq m

(Excluding Eaves)

Eaves Area 290 sq ft / 26.9 sq m

Total Area 2683 sq ft / 249.2 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.