



**Willow Road, London, W5 4PD**

## ***Welcome to*** **Willow Road, London**

A mid-terraced family house in the heart of South Ealing in a quiet residential cul-de-sac, a short walk to the South Ealing Road local amenities and transport links. The property offers a front porch, a good-sized reception/living room with a fireplace and large windows, a separate kitchen with doors onto the private large garden and a ground floor WC/shower room. The upper floor offers three bedrooms and a family bathroom. Other benefits include rear and loft potential to extend (STPP) and driveway off street parking.

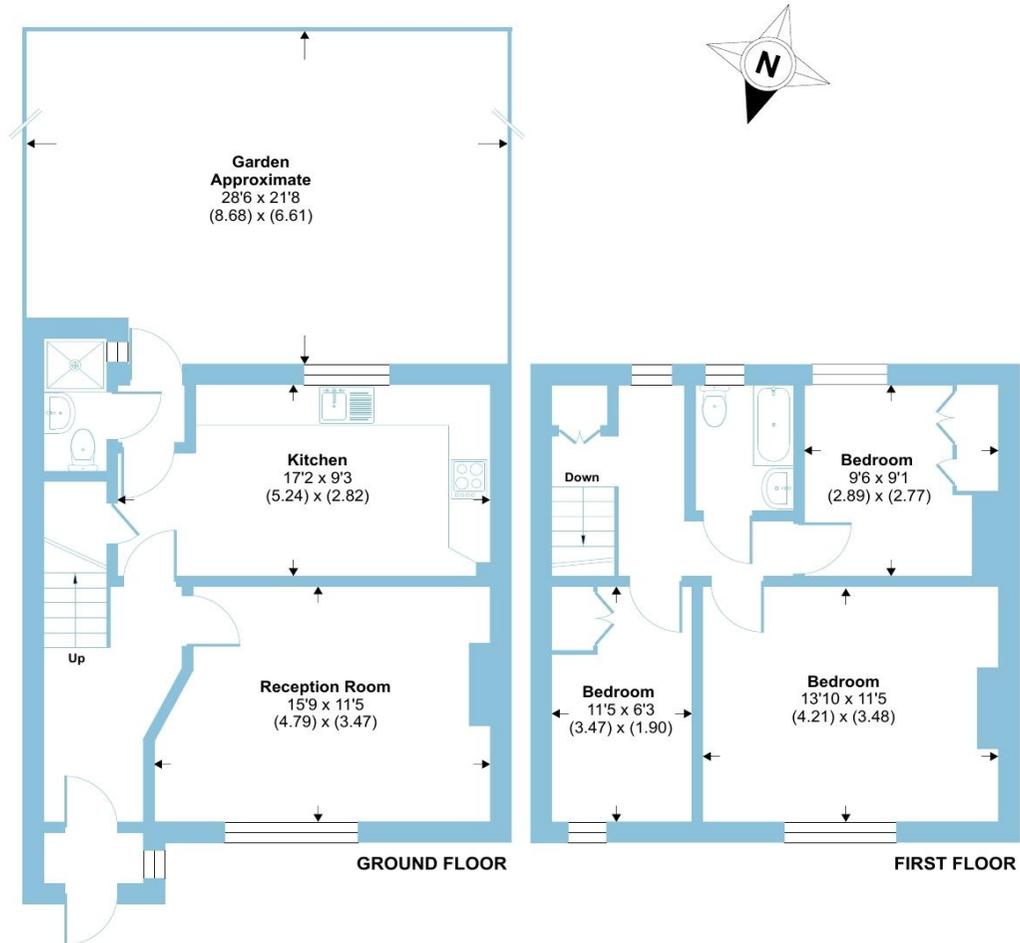
The property is a short walk to a variety of transport links including bus stop links, South Ealing tube station (Piccadilly line), Ealing Broadway is also easily accessible. Offering the retail shopping centre, Ealing Broadway tube stations (Central, District, Piccadilly, and Elizabeth line and GWR) and vibrant green spaces, offering various family activities. an abundance of popular restaurants, cafes, bars and the picture house & cinema complex. The A40 and M4 are also easily accessible.



# Willow Road, Ealing, Ealing, W5

Approximate Area = 902 sq ft / 83.7 sq m

For identification only - Not to scale



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### Willow Road, London

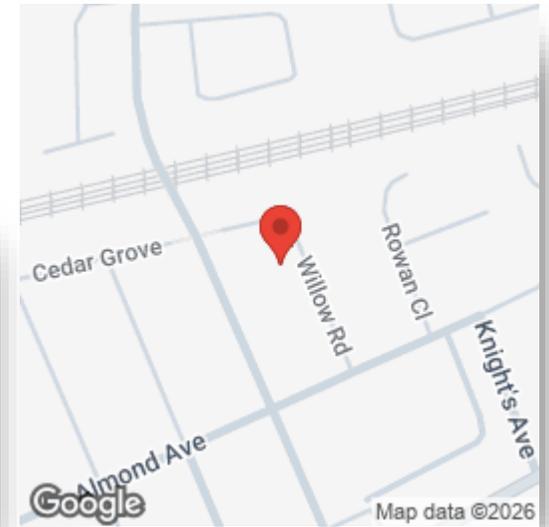
- Family house in South Ealing
- Three bedrooms and two bathrooms
- Off street parking/driveway
- Potential to extend (STPP)
- Good sized private rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

A wonderful opportunity to purchase a good value house situated in Willow Road a quiet cul-de-sac, benefiting three bedrooms, two bathrooms, potential to extend (STPP) and off-street parking. Please call the Ealing branch today to arrange a viewing!

guide price **£675,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL109429](https://barnardmarcus.co.uk/Property/EAL109429)



Property Ref:  
EAL109429 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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