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£1,000,000 Freehold

AMHERST GARDENS, AMHERST ROAD, EALING, W13 8NA





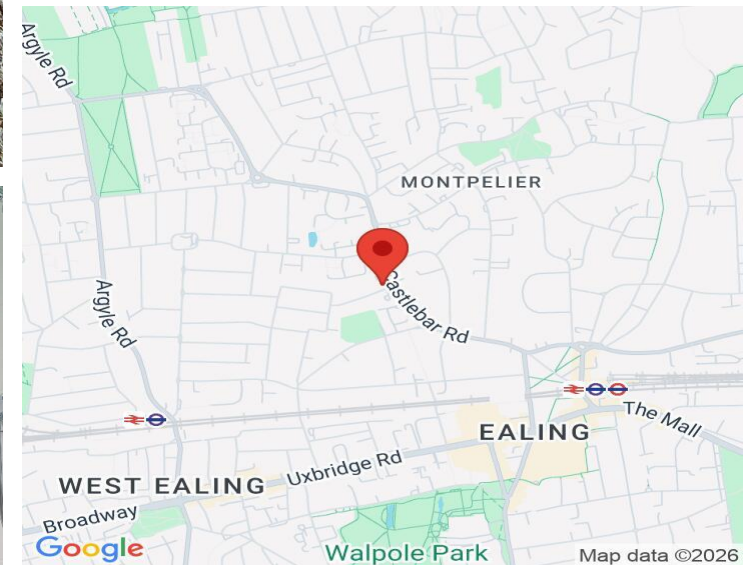
**A DELIGHTFUL THREE-BEDROOM SEMI-DETACHED HOUSE AND DETACHED GARAGE IN THIS CONVENIENT LOCATION.**

Ideally placed in this popular tree-lined avenue just off Castlebar Road. A short stroll to Ealing Broadway with its vast array of shops, restaurants, cafes and bars. Ealing Broadway Station is nearby enjoying all the benefits of the Elizabeth, Central and District Lines providing easy access to London and Heathrow Airport, conveniently placed for several favoured schools such as Durston House, St Benedict's, Notting Hill and Ealing Girls School.

This wonderful family home is offered in excellent condition and has been well maintained by the owner. The accommodation offers: Sitting room. Dining room. Modern kitchen. Three bedrooms (with a very spacious principal bedroom). Shower Room and an additional cloakroom. Warmed by gas fired central heating and enjoying double glazing throughout. The property enjoys a deep well stocked front garden. The rear garden has been attractively landscaped with two seating / patio areas. Mature borders featuring an abundance of plants, flowers, mature shrubs and a pear tree. A detached garage is approached via a shared drive. Potential to extend subject to the usual planning consents. No forward chain.

**COUNCIL TAX BAND: F**

**EPC Rating: D**



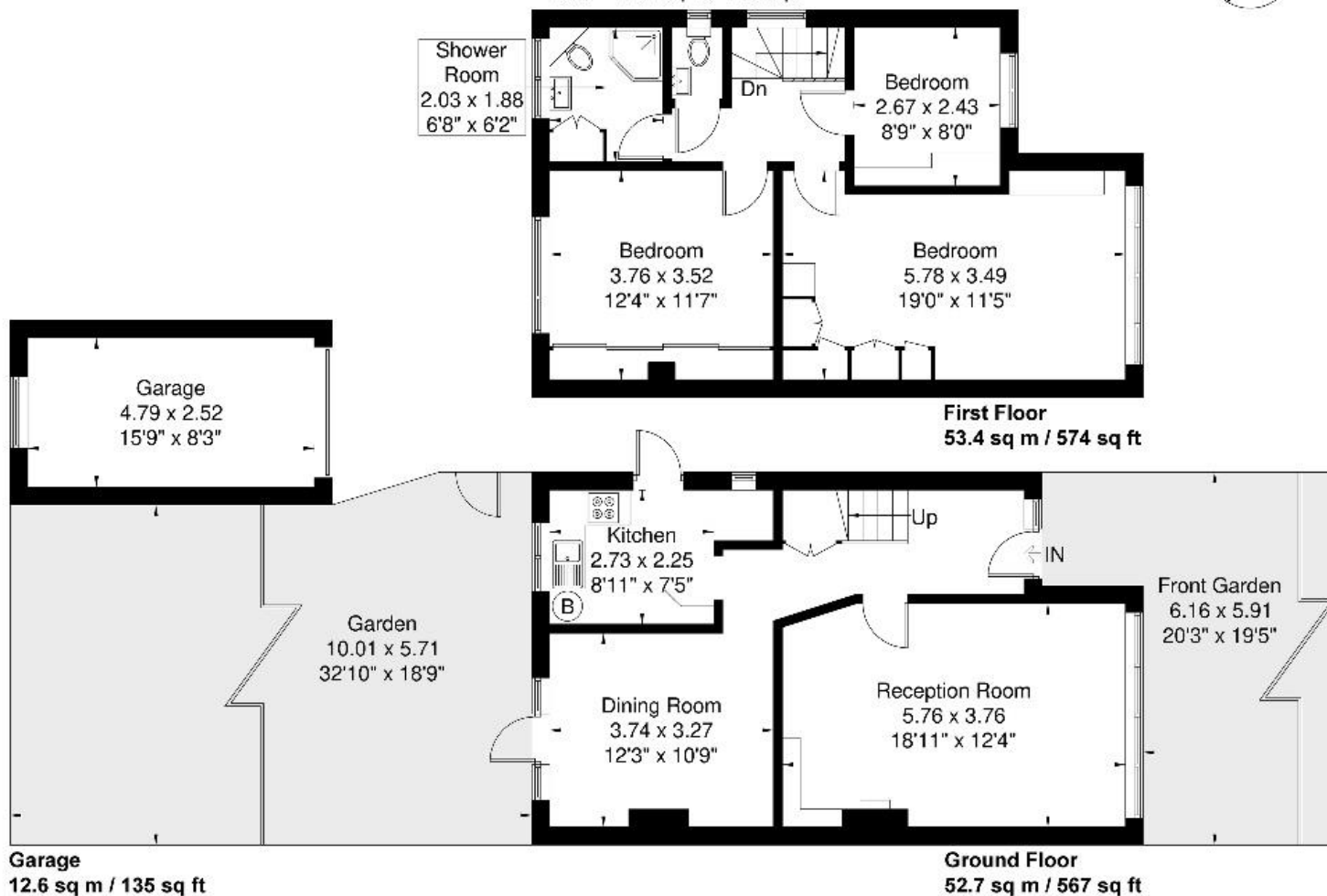
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020 8566 1990

# Amherst Gardens

Approximate Gross Internal Area = 106.1 sq m / 1141 sq ft

Garage = 12.6 sq m / 135 sq ft

Total = 118.7 sq m / 1276 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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