



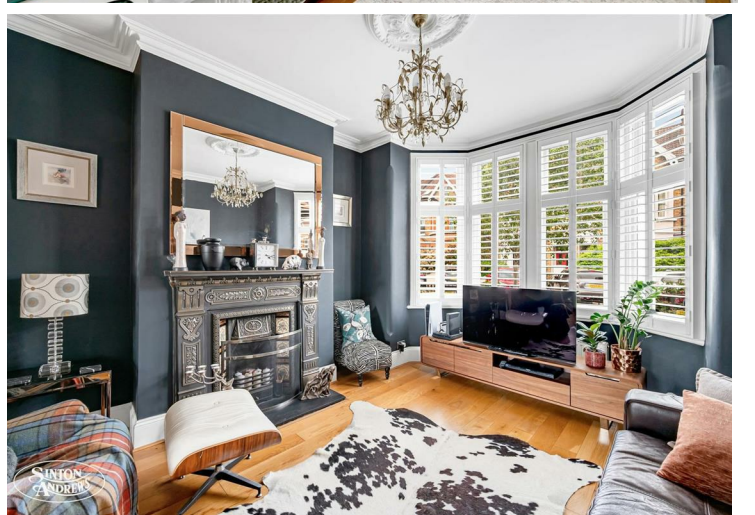
Freehold / House - Semi-Detached

Broughton Road

£1,395,000

A classic Victorian villa arranged over four floors, boasting a wonderful West-facing garden and presented in excellent condition throughout.

- Four bedrooms
- Substantial period family home
- Home office/studio room
- Wonderful West-facing garden
- Private side-access
- Minutes from West Ealing (Elizabeth Line) and Waitrose
- Original features
- Air conditioning



Freehold / House - Semi-Detached

Broughton Road, W13 8QW

£1,395,000

This imposing semi-detached family home has plenty of kerb appeal and features a wonderful West-facing garden with an equally impressive home office/studio room.

The raised ground floor comprises a through reception room with high ceilings and a beautiful fireplace. On the lower ground floor there's a useful cloakroom and a fabulous open-plan kitchen/breakfast room with air conditioning and doors leading to the rear garden.

Up onto the first floor there are two double bedrooms and a family bathroom. Two further bedrooms, a useful shower room and separate WC make up the top floor.

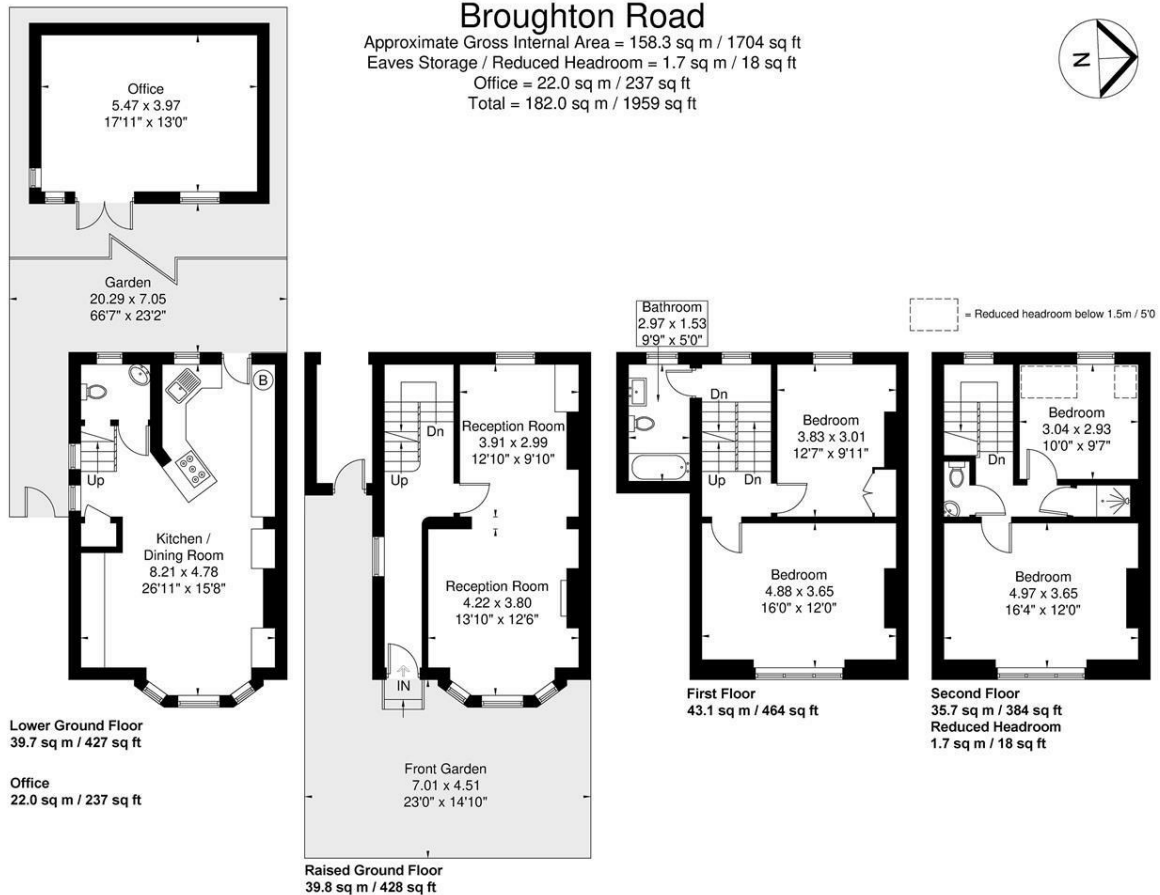
Outside, the 80' rear garden is a real feature, having been recently re-landscaped by the current owner. A well equipped home office has been installed at the bottom of the garden, which includes air conditioning. There's also very useful private side access.

Broughton Road is positioned behind Uxbridge Road and moments from West Ealing station (Elizabeth Line) providing fantastic travel options for those commuting to the City, East and West London. Shopping and dining amenities can be found just a short walk away in Ealing Broadway. Walpole and Lammas parks are also close by.



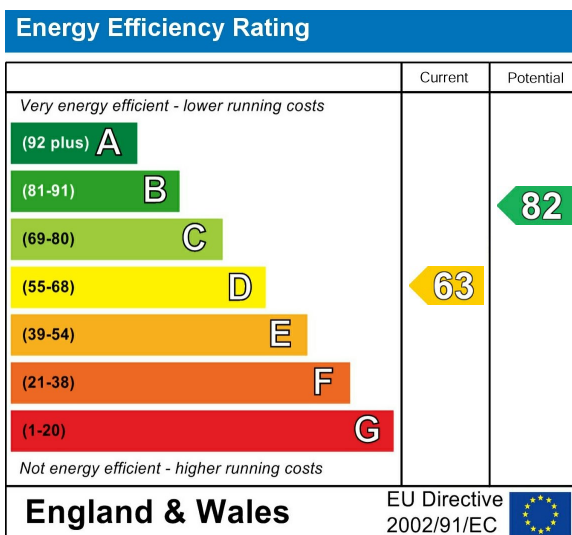
Broughton Road

Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft
 Eaves Storage / Reduced Headroom = 1.7 sq m / 18 sq ft
 Office = 22.0 sq m / 237 sq ft
 Total = 182.0 sq m / 1959 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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Energy Performance Graph



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