



25 Princes Gardens

Ealing, London, W5 1SD

£1,500,000 Freehold



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An impressively sized detached four bedroom Edwardian villa in the same ownership for many years, now providing the opportunity for the next family to update/extend (subject to the usual permissions) and put their stamp on it. The property offers generous living accommodation and an array of period style features including fireplaces, coved ceilings and picture rails. To the ground floor are two excellent sized reception rooms, spacious hallway, shower room and kitchen/diner with original pantry. To the first floor are four good sized bedrooms, family bathroom and separate w.c. Other benefits include double glazing, gas fired central heating and a 130' west facing rear garden.

ENTRANCE HALL

Original style front door, coved ceiling, picture rails, dado rails, open under stair storage space, radiator, pulpit staircase to first floor.

DINING ROOM

Square bay with double glazed windows, period style tiled fireplace, coved ceiling, picture rails, radiator.

LOUNGE

Period cast iron fireplace with tiled inset, ornate wooden mantle/surround and granite hearth, coved ceiling, picture rails, radiator, double glazed windows and French doors to rear garden.

SHOWER ROOM

Tiled cubicle with thermostatically controlled shower unit, Butler sink unit with storage, low level w.c., further storage cupboards, part tiled walls, towel rail, natural light via double glazed window.

KITCHEN/DINER

Single drainer stainless steel sink unit with mixer tap, range of fitted wall and floor units, four ring gas hob,

extractor fan, eye level fan assisted oven, plumbing for washing machine and dishwasher, wall mounted Vaillant central heating boiler, tiled splashbacks, tiled flooring, original pantry, radiator, double glazed windows and door to rear garden.

FIRST FLOOR

Landing, window to side, cupboard with hot water tank and storage, access to loft space.

BEDROOM 1 (front)

Square bay with double glazed windows, period cast iron fireplace with tiled inset/hearth and wooden surround/mantle, picture rails, radiator.

BEDROOM 2 (rear)

Double glazed windows, period style fireplace, picture rails.

BEDROOM 3 (front)

Double glazed window, picture rails.

BEDROOM 4 (rear)

Double glazed window, picture rails.

FAMILY BATHROOM

Cast iron bath with chrome mixer tap and shower attachment, vanity wash hand basin, part tiled walls, radiator, natural light via double glazed window

SEPARATE W.C.

Low level w.c., natural light

OUTSIDE

Both front and rear gardens, the former laid to lawn with mature shrubs, the latter west facing approximately 130' in length, mainly laid to lawn with flower borders and crazy paved patio area, timber shed, two original brick built outhouses.

COUNCIL TAX

Band G



Road Map



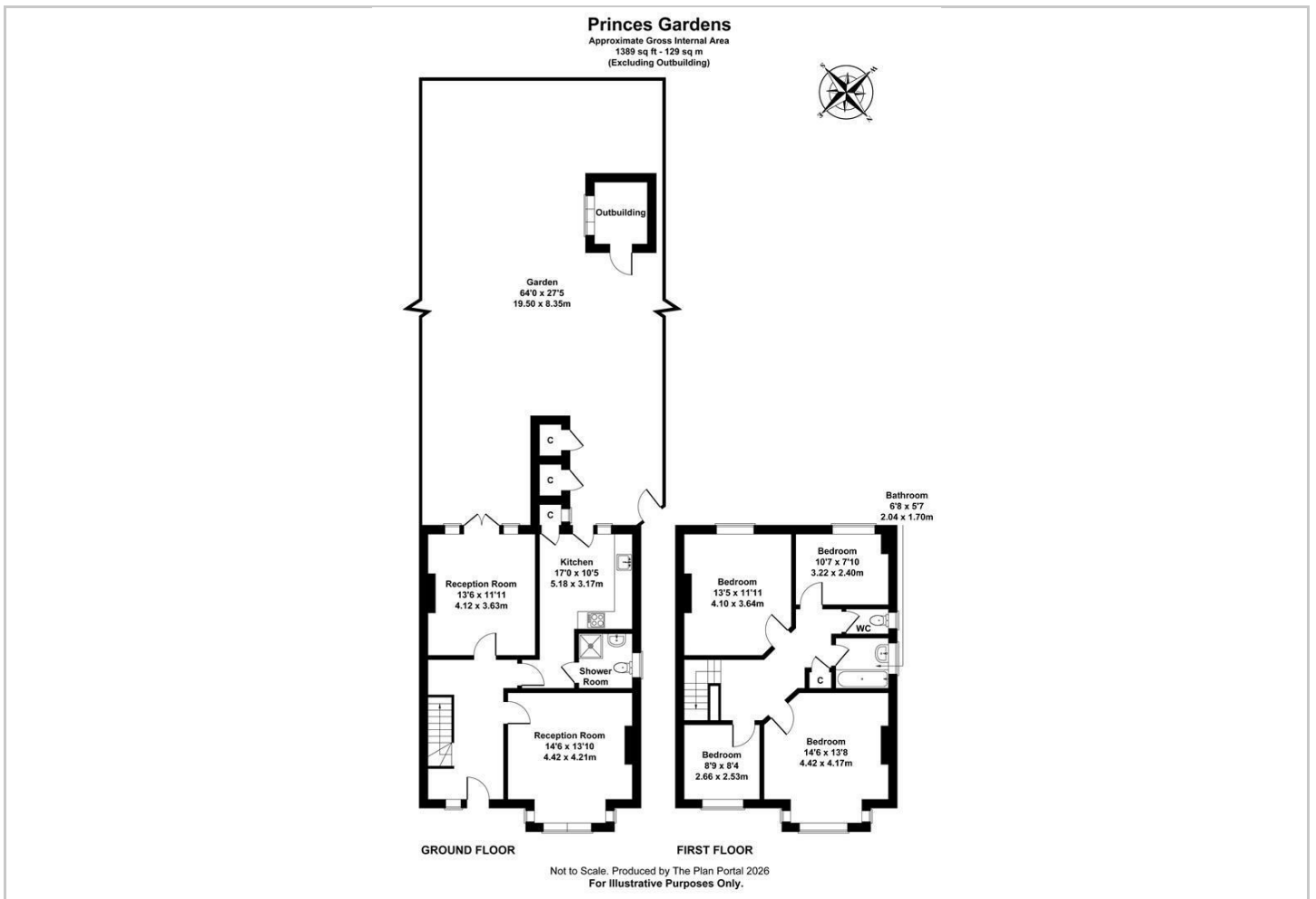
Hybrid Map



Terrain Map



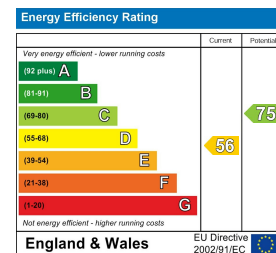
Floor Plan



Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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