

Rolfe East



Carlyle Road, Ealing, W5 4BP

- Four bedroom family house
- Fully refurbished
- South facing rear garden
- Two reception rooms and conservatory
- Large out building

£799,900 Freehold

- Chain free sale
- Close to tube stations
- Off street parking
- Brand new kitchen and bathrooms
- Semi detached freehold.

A very well located and superbly presented four bedroom family home, boasting larger than average room sizes (and with potential to extend further still) and brought to the market without any onward chain.

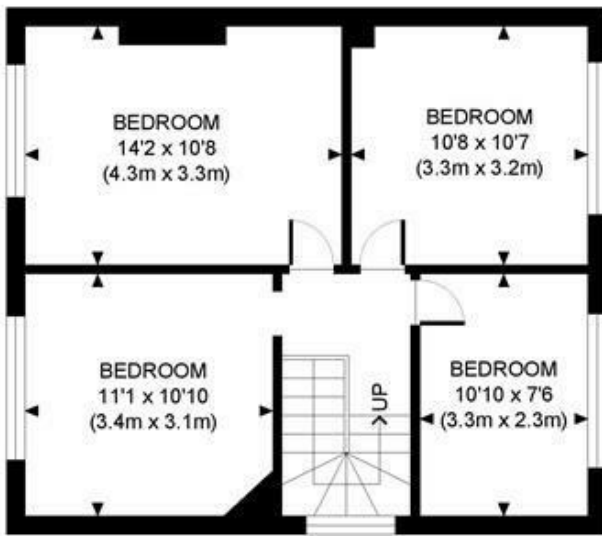
This spacious family home has been fully refurbished and offers plenty of living space, with accommodation comprising a welcoming hallway, two spacious reception rooms, a huge 16ft conservatory and a lovely, brand new fitted kitchen/breakfast room. There is also a downstairs bathroom and a second WC. Upstairs, there are four well proportioned bedrooms, all of which could have a double bed and a light and bright landing with access to a spacious loft. Outside, there is a front garden which is also off street car parking, and a lovely south facing private rear garden which also has a large shed/outhouse - which with some work, could be a stunning garden room, office or gym, making this property a truly lovely family home.

Carlyle Road is very well located for the local amenities of Northfields and South Ealing and is just half a mile from both underground stations (Piccadilly Line) giving fast access into Central London and out to Heathrow. The property is well positioned for some of the area's best and most sought after schools including Little Ealing Primary and Ealing Fields. It also benefits from being nearby to the beautiful open spaces of Blondin and Lammas Parks, Ealing Broadway's shopping centre, multitude of restaurants and its station (with overground services to Paddington and its Central, District and the new Elizabeth line services). Brentford town centre and station to London Waterloo is also within easy reach as are the A4/M4 road links and bus routes serving Kew, Richmond and Kingston.

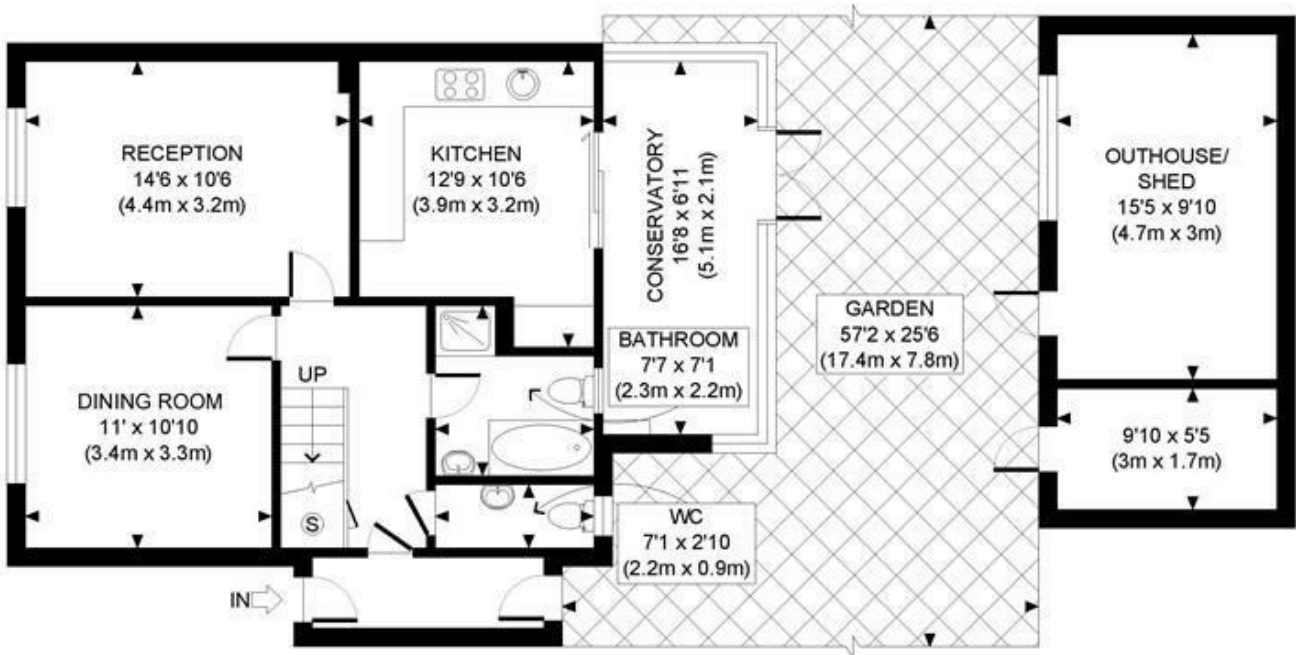








FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 552 SQ FT

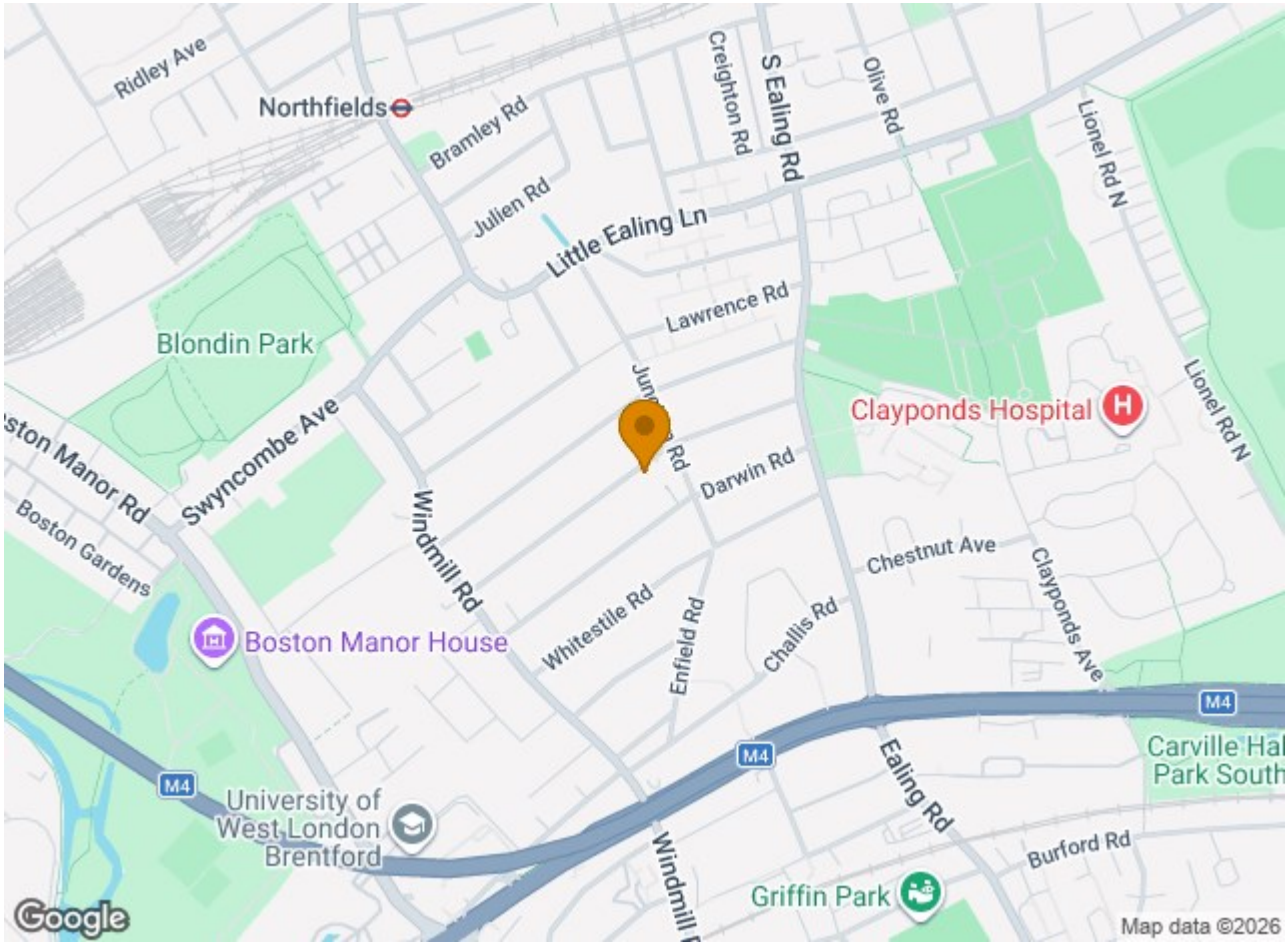


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 712 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE/SHED: 1473 SQ FT/ 137 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE/SHED: 1264 SQ FT/ 117 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <div style="background-color: #0070C0; color: white; padding: 5px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #4CAF50; color: white; padding: 5px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #8BC34A; color: white; padding: 5px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #FFEB3B; color: white; padding: 5px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #FFC107; color: white; padding: 5px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #FF9800; color: white; padding: 5px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #F44336; color: white; padding: 5px;">(1-20) G</div> <p><i>Not energy efficient - higher running costs</i></p>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: To follow - EPC has been ordered