



ELDERBERRY ROAD, LONDON, W5
£780,000 FREEHOLD

COUNCIL TAX BAND: E
EPC: C

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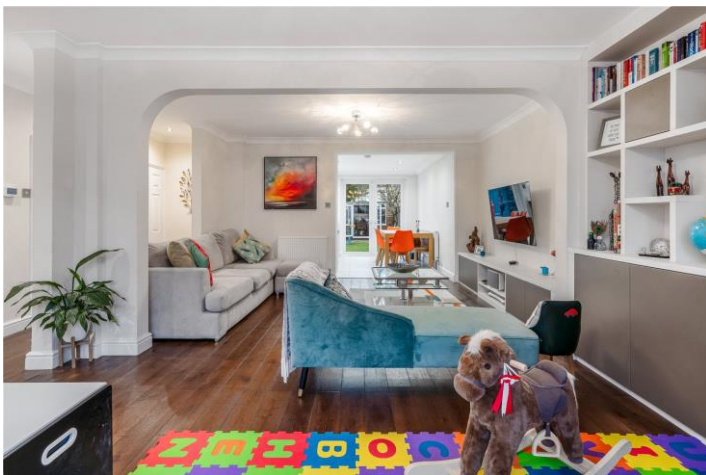
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DESCRIPTION:

Renovated throughout, with a well thought through interior. This lovely three bedroom home offers a modern double-reception through to an eat-in fully-equipped kitchen diner, along with a ground floor cloakroom and separate utility cupboard. French doors lead out on to a 27ft well maintained south-west facing garden, that houses an outhouse which has recently been converted to a garden room/office with double glazed French doors. The first floor comprises well-proportioned modern family bathroom, two doubles and a single bedroom. As you go further up, a clever use of space is displayed in the recently renovated loft room/office. The property further benefits from solid wood flooring, double-glazed windows throughout and a private driveway. Located on a residential road within walking distance of South Ealing, Ealing Broadway and Acton Town stations, and even closer to Gunnersbury Park with its lakes, landmark buildings and sporting facilities.



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Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft (Excluding Loft Room)
 Loft Room, Including Eaves = 37.2 sq m / 400 sq ft
 Outhouse = 9.7 sq m / 104 sq ft

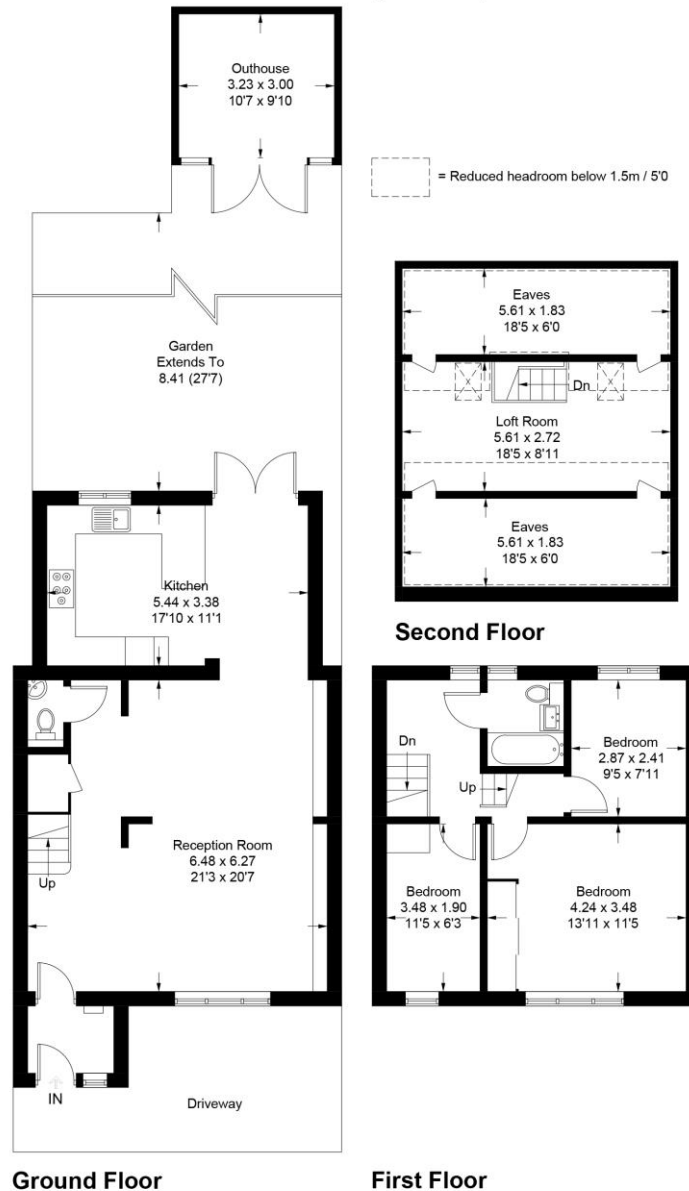
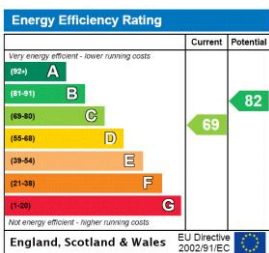


Illustration for identification purposes only, measurements are approximate, not to scale. (ID710112)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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