



Princes Avenue, W3

£875,000 *Freehold*



A beautifully arranged and generously proportioned family home set over three floors, offering approximately 1,467 sq ft (136.29 sq m) of internal accommodation including eaves storage, plus a substantial 337 sq ft garage.

KEY FEATURES

- Four Bed
- Freehold
- Double Garage
- Private Garden



Ealing & Acton

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DESCRIPTION

The ground floor provides an excellent balance of living and entertaining space. To the front, a bright and welcoming reception room features attractive proportions and a pleasant outlook. A spacious dining room sits centrally, creating a natural flow between the reception and the well-appointed kitchen to the rear. The kitchen overlooks the garden and offers ample worktop and storage space, with direct access to the garden beyond ideal for family life and entertaining.

To the rear, the property benefits from a private garden (approx. 25'1" x 19'), providing a wonderful outdoor retreat, as well as access to a large garage (approx. 20'1" x 16'10"), offering excellent storage, workshop potential, or secure parking.

The first floor comprises three well sized bedrooms, including a generous principal bedroom and two further bedrooms ideal for children, guests, or home office use. A family bathroom serves this floor.

The second floor adds further versatility, featuring an additional bedroom and bathroom, along with useful eaves storage perfect for growing families or those seeking flexible accommodation.

This appealing home combines practical living space with excellent storage and a sizeable garage, all arranged in a thoughtful layout suited to modern family living.





MATERIAL INFO

Tenure: Freehold
Term: N/A
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: E
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

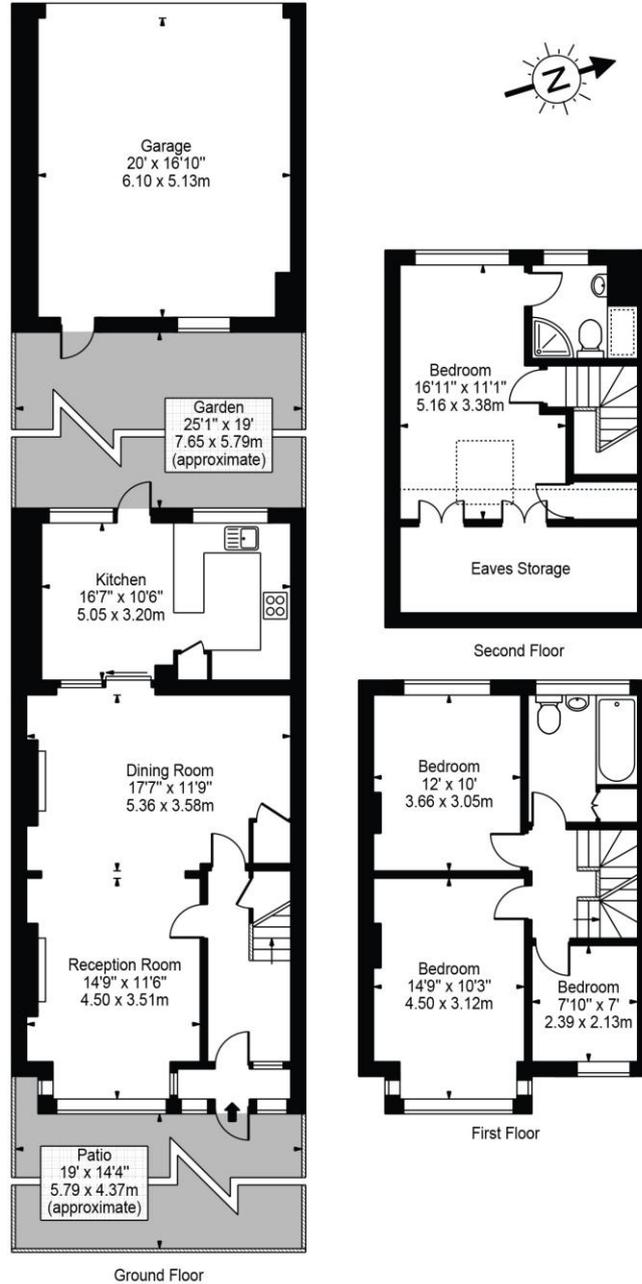
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Area 1467 Sq Ft - 136.29 Sq M
(Including Eaves Storage, Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1329 Sq Ft - 123.47 Sq M
(Excluding Eaves Storage, Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 337 Sq Ft - 31.29 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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