



Tring Avenue, W5

£1,275,000 *Freehold*

4  2  2 

A characterful semi-detached family home which offers easy access to local schools, parks and transport links. The property is offered to the market with no onward chain and in overall good decorative order. Benefitting from off-street parking and a secluded rear garden with summerhouse.

KEY FEATURES

- Four bedroom family home
- Good decorative order throughout
- Lots of character
- Private driveway
- Secluded garden with outhouse
- Great location



Ealing & Acton

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DESCRIPTION

Four bedroom semi-detached family home which oozes with character throughout and is offered to the market with no onward chain.

The house is presented in good decorative order, but also retains its original features and style. The property provides approximately 1,835 sq ft of internal accommodation which is arranged over three floors and comprises four bedrooms, two bathrooms, front reception room, semi open-plan dining area with fully-equipped kitchen, as well as downstairs guest cloakroom. The leaded windows to the front and brick-built fireplace reinforce the original character of the building.

The property further benefits from West-facing rear garden with built-in barbecue and fully-tanked outhouse building as well as off-street parking to the front.

The house is conveniently located for Ealing Common and Ealing Broadway stations as well as numerous local amenities.

**imagery: please note photos were taken prior to current tenancy*





LOCATION

Situated on a quiet tree-lined street within a sought-after residential area, the house is in close proximity to the numerous local amenities of Gunnersbury Lane as well as a variety of transport links including the Piccadilly and District lines from Acton Town (0.5 miles) and Ealing Common (0.4 miles) underground stations.

Motorists benefit from easy access in and out of London via the A4, M4 and A40.

The open green spaces of Gunnersbury Park and The Common are also close by.

As for schools, there are a number of well-regarded primary and secondary schools close by - St Vincent's Catholic Primary (Outstanding), Grange Primary, West Acton Primary, and Ark Acton Academy among them.



Tring Avenue W5 3QD

Approx. Gross Internal Area = 170.5 sq m / 1835 sq ft

Outbuildings = 13.7 sq m / 147 sq ft

Total = 184.2 sq m / 1982 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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MATERIAL INFO

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: G

EPC rating: E

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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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