



Carbery Avenue, W3

£1,300,000 *Freehold*



Substantial Tudor-style semi-detached family home offering over 2,000 sq ft of internal living space.

KEY FEATURES

- Tudor-style family home
- South-West facing garden
- Potential to extend STPP
- Off-street parking
- Garage
- Sought-after location



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

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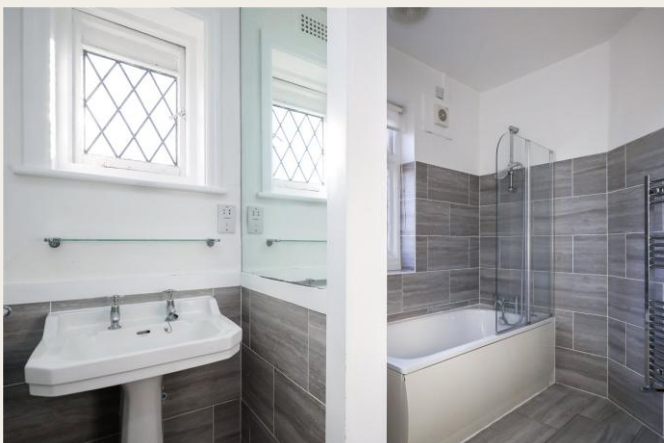


DESCRIPTION

Substantial Tudor-style semi-detached family home offering over 2,000 sq ft of internal living space. The house is comprised of four bedrooms, two bathrooms, two separate toilets, adjoining reception and dining rooms as well as a spacious eat-in kitchen. The property is offered with no onward chain and further benefits from a secluded South-West facing rear garden, a garage and off-street parking for multiple vehicles. The house holds potential for further extension and loft conversion subject to the relevant planning consents.

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 Acton Town (0.3 miles) and Ealing Common (0.5 miles) underground stations. The open green spaces of Gunnersbury Park and The Common are also close by.





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.

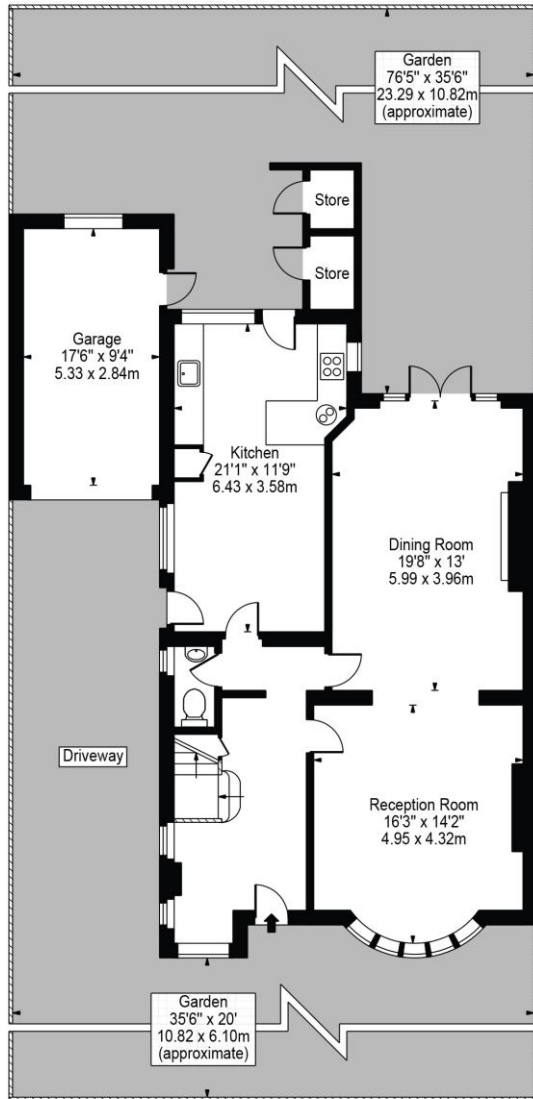
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	70 C
21-38	F		
1-20	G		

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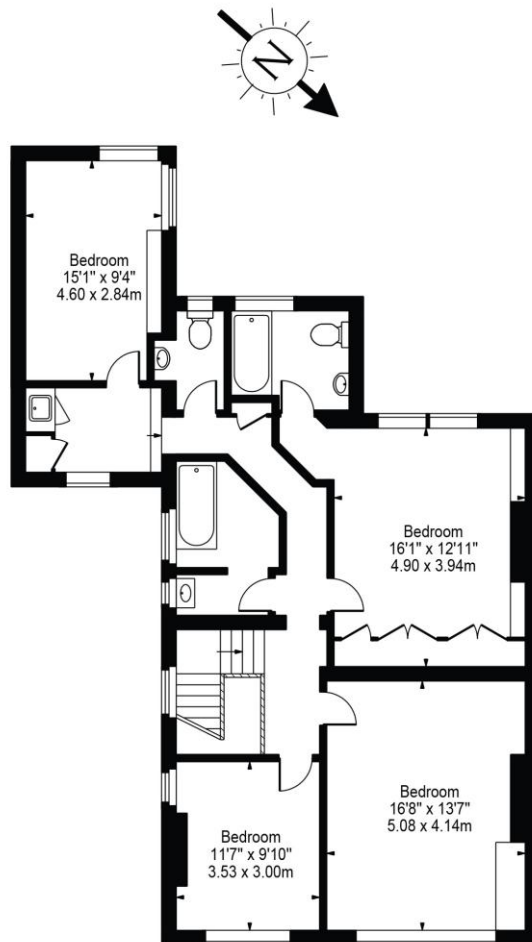
Approx. Gross Internal Area 2023 Sq Ft - 187.94 Sq M
(Excluding Garage & Stores)

Approx. Gross Internal Area Of Garage 163 Sq Ft - 15.14 Sq M

Approx. Gross Internal Area Of Stores 29 Sq Ft - 2.69 Sq M



Ground Floor



First Floor

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

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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