



Héronsforde, off St Stephens Road, Ealing, London W13 8JE
Price: £715,000 Freehold - No Chain

In a landscaped parkland, with access to **Ealing Broadway** with Elizabeth Line connection station & town centre and a number of local schools including Notting Hill & Ealing High, Durston House, St Gregory's Primary, St Benedict's, Drayton First & Middle schools and St Augustine's Priory. Good road connections include A40 / Western Avenue and M4 & M40 motorways.

A 3-4 bedroom Wates-built town house on three floors with front drive and south-facing rear garden. The property offers great potential for restoration and modernisation with mostly PVC double-glazing.

The accommodation comprises entrance hall, garden room/reception room/bedroom 4, utility room, cloakroom, 2 communicating reception rooms open-plan with kitchen, 3 further bedrooms and a bathroom.

There is a south-facing rear garden of approx 42', an integral garage and drive-in at the front.



Héronsforde, London, W13

Approximate Area = 1262 sq ft / 117.2 sq m (includes garage)

For identification only - Not to scale



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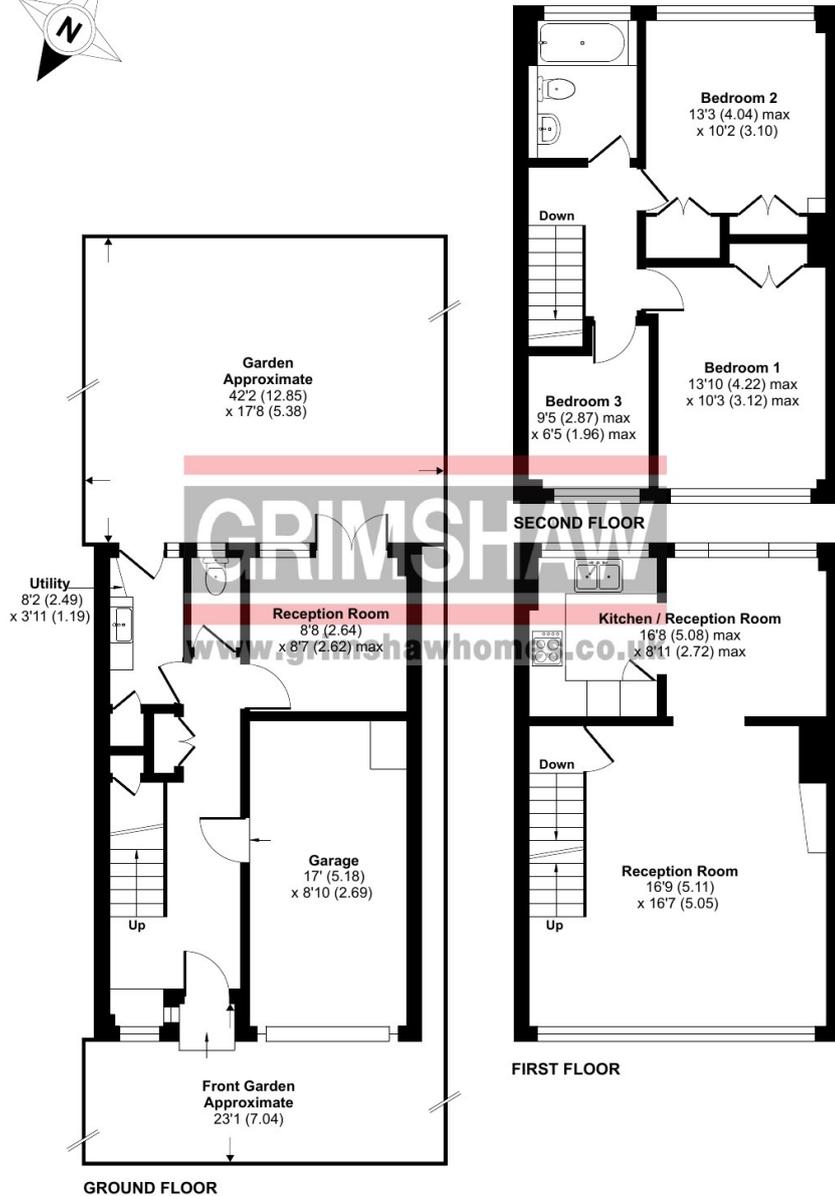
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GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Grimshaw & Co. REF: 870527

EPC Rating = E
Council tax band = F (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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