



**P Zone S2**  
Permit holders only  
Mon - Fri  
10 am - 7.30 pm  
Saturday  
10 am - 1 pm

M C  
377



**HELLIWELL & CO**  
ESTATE AGENTS

**Durham Road, Ealing, W5**  
**Guide Price £925,000**





 3 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

Helliwell & Co. are proud to present an immaculate three-bedroom terraced family home conveniently located moments from amenities, transport and exemplary schools.

Tastefully and smartly upgraded by the current owners, this is an ideal purchase for families seeking a practical home whilst retaining room to grow and add value.

Entering via the recently fitted front door, you're welcomed into an inviting hall with under stairs storage and a downstairs WC. The double reception room features a charming fireplace and floor-to-ceiling cupboards on the chimney breast, offering plenty of space for living and dining.

A stylish, newly fitted kitchen features integrated appliances, an instant-boiling water Tap, and a wine fridge. New French doors open onto a private patioed garden with proper rear access.

Upstairs, you have three good-sized bedrooms. The master is bathed in natural light and benefits from ideal bespoke, fitted wall-to-wall storage. The fully tiled family bathroom has also been recently installed, equipped with a bathtub, Rainfall shower and a large sink. The loft has been insulated and boarded throughout, making it an accessible and valuable space. There is scope to convert the loft into a fourth bedroom and an additional bathroom, subject to the necessary permissions.

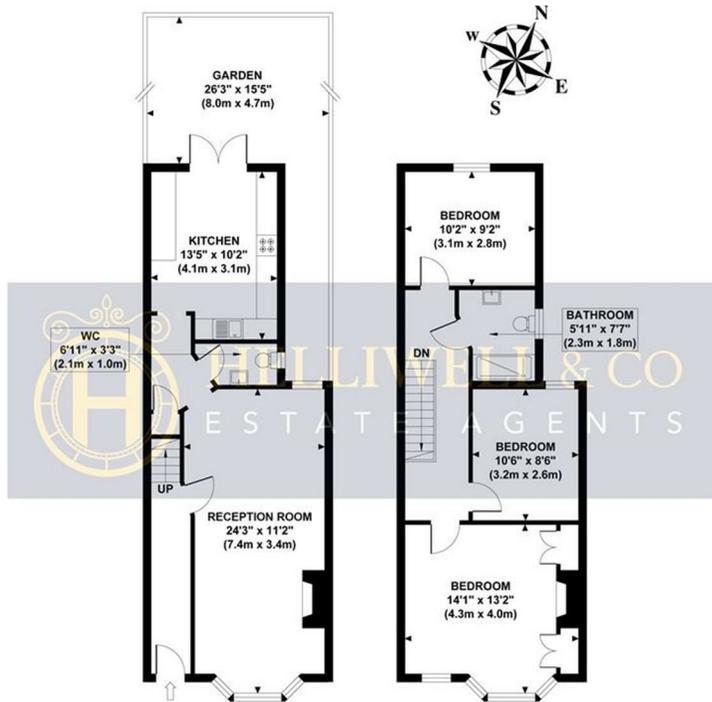
Further benefits include a newly installed boiler, double-glazed windows, gas central heating, and surround sound.

Durham Road is ideally located for access to South Ealing tube station (Piccadilly Line) and Ealing Broadway (Elizabeth, GWR, Central, District Lines), with multiple local shops, cafes and restaurants. The beautiful open spaces of Lammas, Walpole and Gunnersbury Parks are also close by. Excellent primary schools of Little Ealing, Fielding and Mount Carmel are close by, as well as Ealing Fields High School, which is increasingly popular with families.

- Terraced House
- Three Bedrooms
- Beautifully Presented
- Downstairs WC
- Private Garden
- Potential to Extend (STPP)
- Rear Access
- Excellent Location
- Tenure: Freehold
- Council Tax Band: E

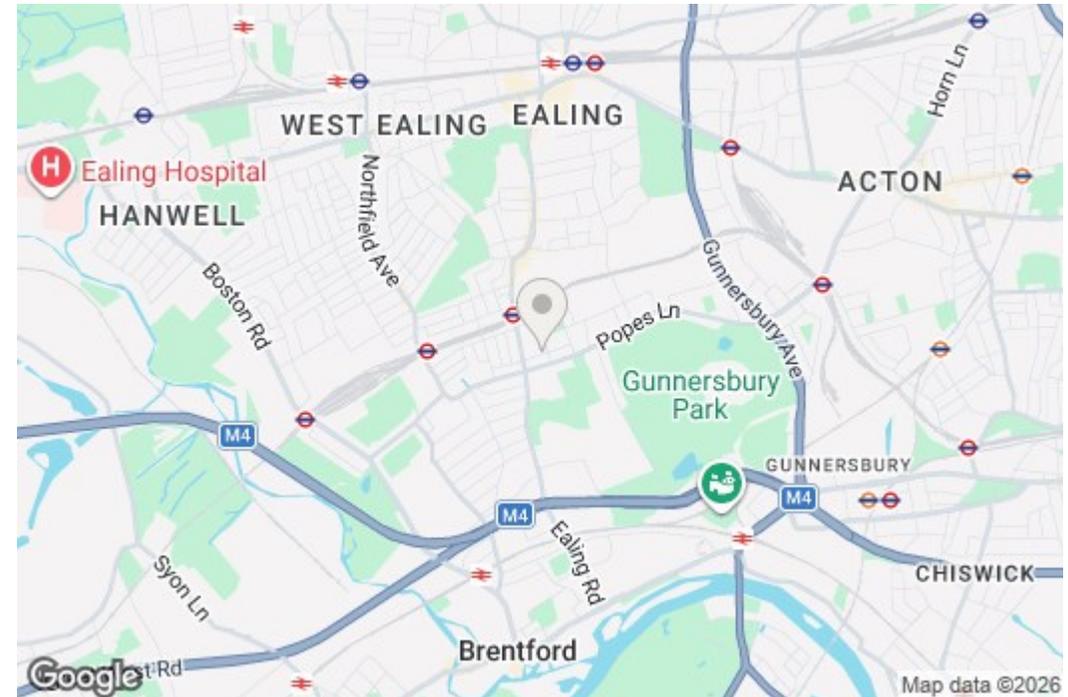
**DURHAM ROAD**

Approximate Gross Internal Area  
992 sq ft / 92.20 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 496 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 496 SQ FT



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.