

# Rolfe East



Little Ealing Lane, Ealing, W5 4ED

£825,000

- Extended family home
- Moments from Little Ealing Primary School
- Close to Piccadilly line stations
- South facing garden
- Three bedrooms
- Moments from Ealing Fields School
- Extended kitchen/diner
- Freehold house

# 75 Little Ealing Lane, Ealing W5 4ED

A very well presented and extended three bedroom family home, superbly located just moments from many highly sought after local schools, parks, shops and tube stations.

This lovely property boasts much character including high coved ceilings, engineered wood flooring, a feature fireplace and much more. The spacious accommodation comprises a welcoming hallway, a lovely through lounge/dining room and an extended kitchen breakfast room which has an island unit and direct access out to the rear garden. Upstairs, there is the landing, three family bedrooms and a family bathroom. There is also potential to extend the loft (subject to gaining planning consents). Outside, there are gardens to the front and rear, with the rear garden being a sunny south facing aspect

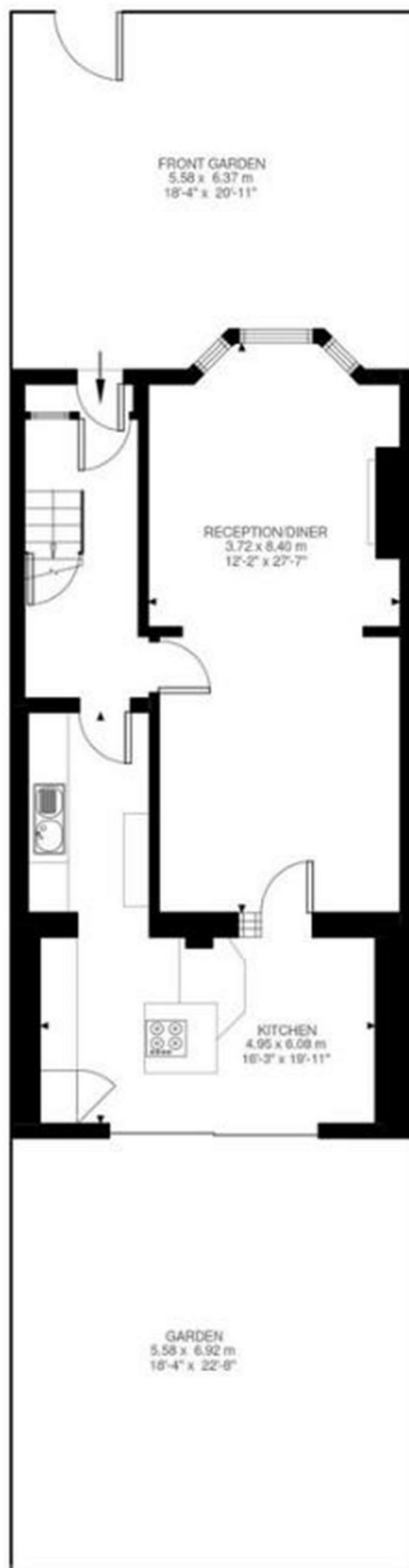
The property is superbly located in this sought after part of Northfields, and is adjacent to the highly regarded Little Ealing Primary and Mount Carmel Primary schools, whilst Ealing Fields High school is moments down the road. Northfields Underground station is just a quarter of a mile away, giving fast Piccadilly line access into Central London and out to Heathrow Airport and the lovely boutique shops, cafes and coffee shops on Northfield Avenue are also within easy reach. The lovely parks of Blondin and Lammas are within easy reach and Ealing Broadway town centre is a pleasant walk or short bus hop away.

To book your viewing, please call Rolfe East on 020 8579 1111.

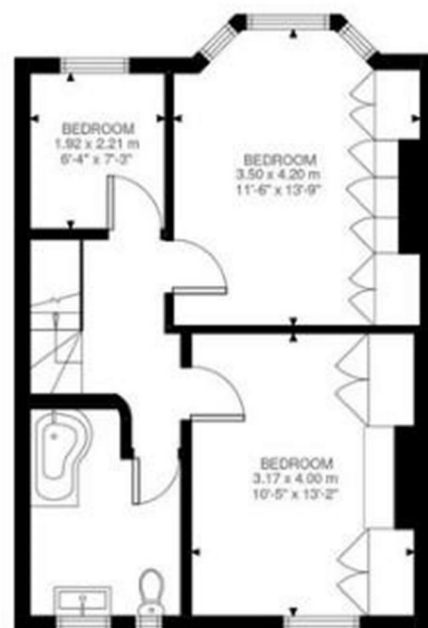


Council Tax Band: E





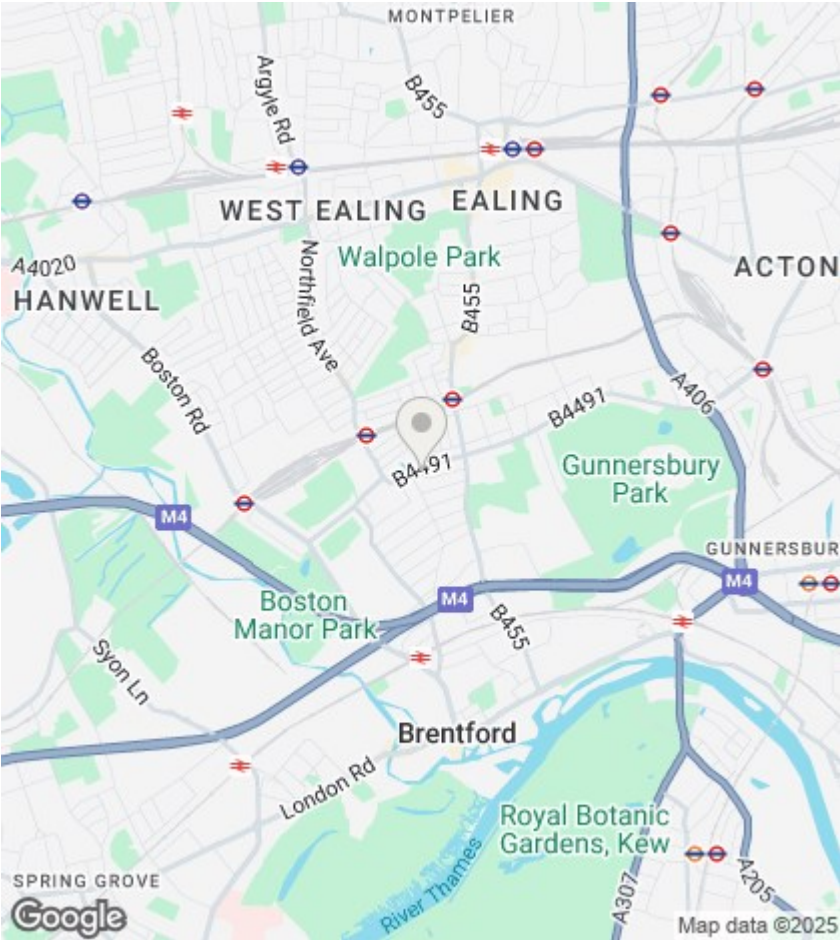
Ground Floor  
649 ft<sup>2</sup>



First Floor  
472 ft<sup>2</sup>

Little Ealing Lane, W5  
Approximate Gross Internal Area  
104.14 SQ.M / 1121 SQ.FT





Directions

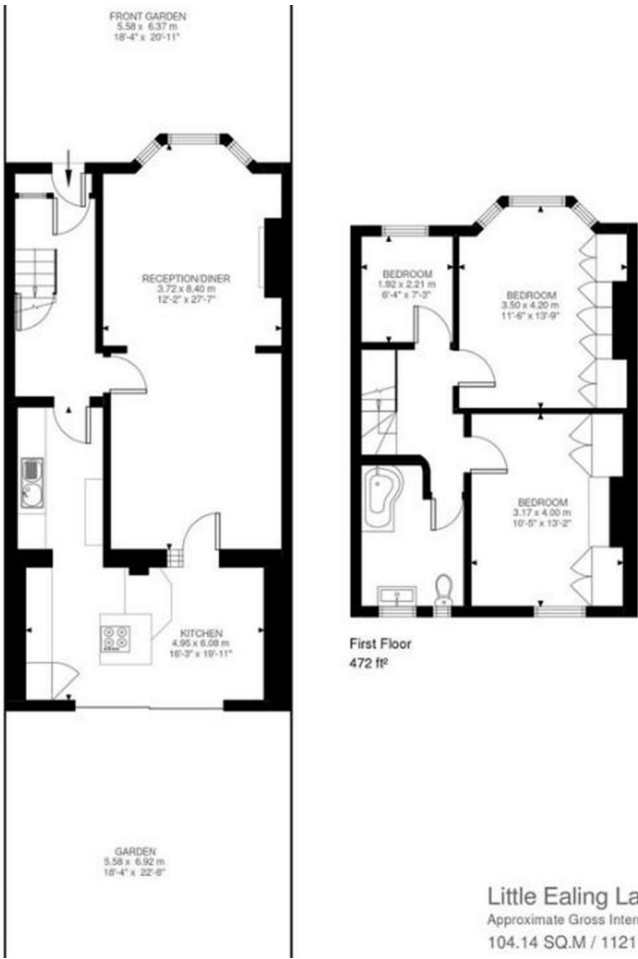
Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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